

and cold draughts in – chimneys, letterboxes, holes left by builders, draughty windows – and by radiating through the fabric of the roof, walls, floor, windows and doors. The passage of heat to the outside can be slowed dramatically by stopping gaps (though you still need ventilation) and improving the insulation of the fabric of the building.

ROOF/LOFT

The main reason people don't insulate their loft is because it's full of stuff! Why not get your new – empty! – loft insulated? It's not expensive and will make a big difference. If it's already been insulated, you probably need to add more insulation to meet current recommendations of 27 cm (about 11 inches). However, going up to 45cm will do an even better job, for little extra cost.

MORE

For more, excellent information we'd highly recommend the following web links:

INTRODUCTION TO ENERGY SAVING www.yougen.co.uk/energy-saving/ This outlines the benefits, including in cost terms, of various measures

INSULATION www.yougen.co.uk/energy-saving/Insulation/ A good summary of methods, materials and benefits

VENTILATION AND DRAUGHTS www.yougen.co.uk/energy-saving/Ventilation+Draughts/

DOORS AND WINDOWS www.yougen.co.uk/energy-saving/Doors+Windows/

HEATING AND HOT WATER www.yougen.co.uk/energy-saving/Heating+Hot+Water/#introduction/

LOW ENERGY LIGHTING www.yougen.co.uk/energy-saving/Low+Energy+Lighting/

APPLIANCES www.yougen.co.uk/energy-saving/Appliances/

RAINWATER HARVESTING www.yougen.co.uk/energy-saving/Rain+Harvesting/

GREEN DEAL www.yougen.co.uk/green-deal

SOLAR ELECTRICITY www.yougen.co.uk/renewable-energy/Solar+Electricity/

SOLAR HOT WATER www.yougen.co.uk/renewable-energy/Solar+Thermal/

That's in addition to the other material in this pack ..



Energy Performance Certificate

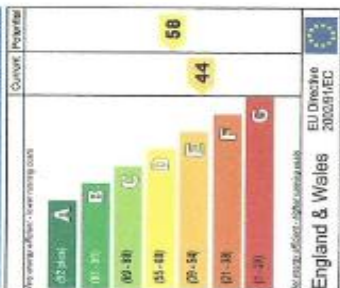


LONDON
NR 6DU

Dwelling type: Detached house
Date of assessment: 20 November 2008
Date of certificate: 20 November 2008
Reference number: 8338-6539-5428-9400-4026
Total floor area: 156 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

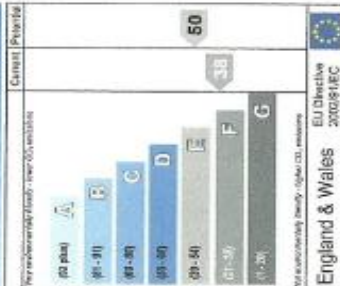
Energy Efficiency Rating



England & Wales
EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



England & Wales
EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	380 kWh/m ² per year	205 kWh/m ² per year
Carbon dioxide emissions	10 tonnes per year	7.5 tonnes per year
Lighting	£121 per year	£70 per year
Heating	£1185 per year	£916 per year
Hot water	£162 per year	£121 per year

Based on standardised assumptions about occupancy, heating systems and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given in EPCs for other dwellings in the same street.

For advice on how to save energy and to find out about other available energy saving measures visit www.energy-saving-trust.org.uk/home

EPCs can be found on the public database at <http://epcregister.com/>. These extracts show the sort of information they contain.

LONDON, NR 6DU

AN OVERSEAS ADDRESS: 8338-6539-5428-9400-4026

Recommendations

The measures below are cost effective. The performance ratings shown below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures (up to £500)	Cost savings per year	Performance ratings of energy efficiency	Performance ratings of environmental impact
1 Low energy lighting for all fixed ceiling	£39	E 45	E 39
2 Upgrade heating controls	£91	E 40	E 42
Sub total	£130		
Higher cost measures			
3 Replace boiler with best's condensing boiler	£233	D 58	E 50
Total	£363	D 58	E 50

Potential energy efficiency rating (CO₂) rating

Further measures to achieve even higher ratings

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However, you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

Higher cost measures	Cost savings per year	Performance ratings of energy efficiency	Performance ratings of environmental impact
4 Solar panels or related wall insulation	£203	D 66	D 60
5 Solar photovoltaic panels, 2 kWp	£150	C 73	D 66
Enhanced energy efficiency rating		C 73	D 66
Enhanced environmental impact (CO ₂) rating			D 66

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.