HP578

Energy Performance Certificate

Address of dwelling and other details

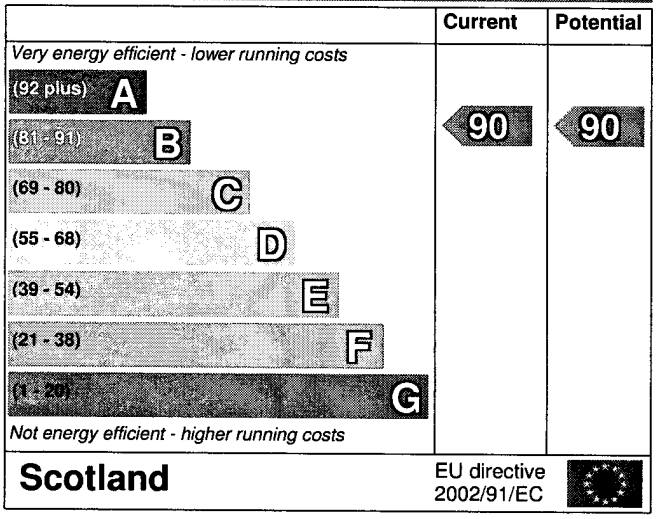
8
Broomhill Court
LARKHALL

Dwelling type:	flat
Name of approved organisation:	N/A
Membership number:	
Date of certificate:	11 October 2010
Reference number:	0000-0000-0000-0000-0000
Type of assessment:	SAP, new dwelling
Total floor area:	50m²
Main type of heating and fuel:	Boiler and radiators, mains gas

This dwelling's performance ratings

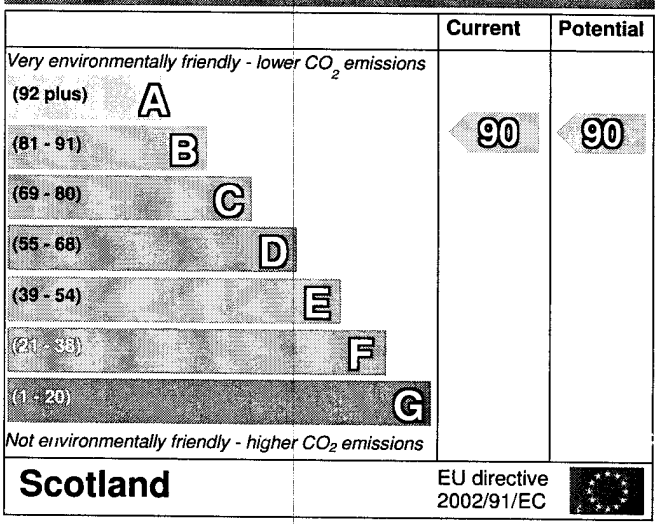
This dwelling has been assessed using the SAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions. CO_2 is a greenhouse gas that contributes to climate change.

Energy Efficiency Rating



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

Environmental Impact(CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact if has on the environment.

Approximate current energy use per square metre of floor area: 90 kWh/m²/year

Approximate current CO_2 emissions: 15 kg/m²/year

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above.

Not applicable

A full energy report is appended to this certificate

energy saving recommended
Certification mark

Remember to look for the energy saving recommendation logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**

N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION.

Energy Report

The Energy Performance Certificate and Energy Report for this dwelling was produced following an energy assessment. This certificate was produced under the Building (Scotland) Amendment Regulations 2006.

Assessor's name:	Matthew Archer
Company name/trading name:	Garry Adam Chartered Architect
Address:	67 Murray Street, Montrose DD10 8JZ
Phone number:	
Fax number:	
E-mail address:	
Related party disclosure:	No related party

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	90 kWh/m² per year	90 kWh/m² per year
Carbon dioxide emissions	0.7 tonnes per year	0.7 tonnes per year
Lighting	£27 per year	£27 per year
Heating	£143 per year	£143 per year
Hot water	£80 per year	£80 per year

Based on standardised assumptions about occupancy, heating patterns 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 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.

About the building's performance ratings

The ratings on this report provide a measure of the building's overall energy efficiency and environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average energy efficiency rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close the building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The enrgy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple every day measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Summary of this home's energy performance related features

Element	Description	Current performance	
		Energy efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.22 W/m²K	Good	Good
Floor	Average thermal transmittance 0.22 W/m²K	Good	Good
Windows	High performance glazing	Very good	Very good
Main heating	Boiler and radiators, mains gas	Very good	Very good
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	None	-	-
Hot water	From main system	Very good	Very good
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	(not tested)	-	-
Current energy efficiency rating		B 90	
Current environmental impact(CO_2) rating			B 90

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.
Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere. There are none applicable to this home.

Recommendations

None

Further measures to achieve even higher standards

None

About the cost effective measures to improve this home's performance ratings

Not applicable

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO_2 emissions.The papers you are given by the builder and the warranty provider will help you in this.
- Check that your heating system thermostat is not set too high (in a home, 21 °C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains an night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.