

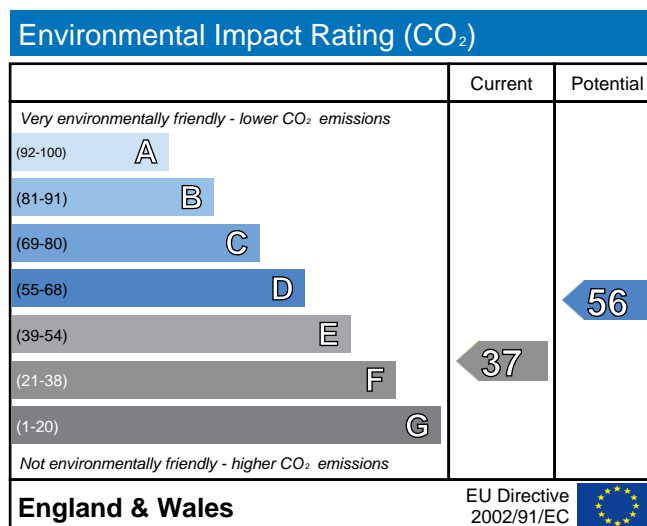
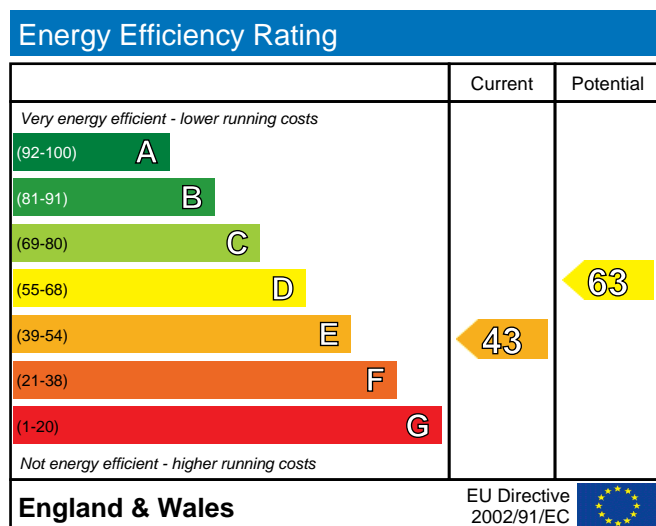
Energy Performance Certificate



Wallace House 1 Wallace Green
BERWICK-UPON-TWEED
TD15 1EB

Dwelling type: End-terrace house
Date of assessment: 09 September 2008
Date of certificate: 09 September 2008
Reference number: 0618-2002-6221-5008-6000
Total floor area: 266 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.



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 will be.

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	361 kWh/m ² per year	230 kWh/m ² per year
Carbon dioxide emissions	16 tonnes per year	10 tonnes per year
Lighting	£140 per year	£140 per year
Heating	£1878 per year	£1193 per year
Hot water	£237 per year	£158 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 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.



Remember to look for the energy saving recommended logo when buying energy-efficient product. 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

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by BRE Certification, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections)(England and Wales) Regulations 2007. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: BREC200842
Assessor's name: Andrew Duffield
Company name/trading name: Andrew Duffield
Address: 1, Rothley East Shield,
Longwitton, Northumberland, Morpeth, NE61 4JY
Phone number: 07762 329 367
Fax number:
E-mail address: aduffield1@aol.com
Related party disclosure:

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from our website at www.breassessor.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its 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 building. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd

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 this 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 energy 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, such as:

- 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.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C
- 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.

Visit the Government's website at www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate.
- Find how to make a complaint about a certificate or the assessor who produced it.
- Learn more about the national register where this certificate has been lodged.
- Learn more about energy efficiency and reducing energy consumption.

Recommended measures to improve this home's energy performance

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Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	Very poor	Very poor
Roof	Pitched, 200 mm loft insulation	Good	Good
Floor	Suspended, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Average	Good
Main heating controls	Programmer, no room thermostat	Very poor	Very poor
Secondary heating	Room heaters, mains gas	-	-
Hot water	From main system	Average	Good
Lighting	Low energy lighting in 89% of fixed outlets	Very good	Very good
Current energy efficiency rating		E 43	
Current environmental impact (CO ₂) rating		F 37	

Recommendations

The measures below are cost effective. The performance ratings after improvement listed 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)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental
None			
Sub-total	£0		
Higher cost measures			
1 Upgrade heating controls	£338	E 51	E 44
2 Replace boiler with Band A condensing boiler	£425	D 63	D 56
Total	£763		
Potential energy efficiency rating		D 63	
Potential environmental impact (CO₂) rating			D 56

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home.

3 50 mm internal or external wall insulation	£428	C 74	C 70
4 Solar photovoltaics panels, 25% of roof area	£96	C 76	C 73
Enhanced energy efficiency rating		C 76	
Enhanced environmental impact (CO₂) rating			C 73

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.

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

Lower cost measures (typically up to £500 each)

None

Higher cost measures (typically over £500 each)

1 Heating controls (room thermostat and thermostatic radiator valves)

A room thermostat will increase the efficiency of the heating system by enabling the boiler to switch off when no heat is required; this will reduce the amount of energy used and lower fuel bills. Thermostatic radiator valves should also be installed, to allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves and a fully pumped system with the pump and the boiler turned off by the room thermostat. Thermostatic radiator valves should be fitted to every radiator except for the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required.

2 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home

3 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is relatively expensive it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. The External Wall Insulation Association keeps a register of professional installers. It should be noted that planning permission might be required.

4 Solar photovoltaics (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a suitably qualified electrician to explain the options.

¹ For information on competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.

Reduced Data SAP 2005 Input Data Summary



Wallace House 1 Wallace Green
BERWICK-UPON-TWEED
TD15 1EB

Located in: England & Wales
Date of assessment: 09 September 2008
Date of certificate: 09 September 2008
UPRN: 2020260568
Reference number: 0618-2002-6221-5008-6000

Country and Language

England & Wales, ENGLISH

Property overview

Dwelling type:	House	Main property age:	Before 1900
Built form:	End Terrace	Perimeters and areas:	Internal
Habitable rooms:	9		
Heated habitable rooms:	9		

Main property construction

Lowest floor	area = 97.36	room height = 2.60	perimeter = 29.23
First floor	area = 97.59	room height = 2.48	perimeter = 29.20
Second floor	area = 71.08	room height = 2.53	perimeter = 25.91
Wall construction	Sandstone with insulation as built		
Roof construction	Pitched, insulation at joists which is 200 mm thick		

Windows

Area of windows: Typical
Double glazing: 100% installed before 2002
Measured windows: None

Space heating and controls

Database Reference No: 1127 - Potterton Myson Heating Marathon 80c:
gas:regular:non-condensing::OF:no fan:pilot

Heat emitter: Radiators
Boiler flue type: Open flue
Boiler fan type: Natural draught
Main heating controls: 2102 - BOILER SYSTEM WITH RADIATORS OR UNDERFLOOR HEATING,
Programmer, no room thermostat

Secondary heating: 603 - Gas (including LPG) room heater, Gas fire, open flue, 1980 or later (open
fronted), sitting proud of, and sealed to, fireplace

Secondary heating fuel: 1 - Gas, mains gas

Water heating and cylinder

Water heating: 901 - From main heating system
Water heating fuel: 1 - Gas, mains gas
Solar panel: No
Cylinder present: Yes
Cylinder size: Large
Cylinder insulation: 38 mm

Immersion type:
Cylinder insulation type: Factory applied
Cylinder thermostat: Yes

Miscellaneous

Open fireplaces:	0	Photovoltaic cells:	0%
Ventilation type:	Natural	Low energy lights:	89%
Electricity meter:	Single	Main gas supply:	Yes

Measures

Selected:

Heating controls for wet central heating system (G)
Upgrade boiler, same fuel (I)
Solid wall insulation (Q)
Photovoltaics (U)

Cancelled: