

Energy Performance Certificate

109, John Street, Biddulph, STOKE-ON-TRENT, ST8 6HP

Dwelling type: Semi-detached house
Date of assessment: 13 December 2012
Date of certificate: 14 December 2012
Reference number: 8802-6822-6039-5447-1992
Type of assessment: RdSAP, existing dwelling
Total floor area: 79 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,520 |
| Over 3 years you could save | £ 960 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 267 over 3 years | £ 132 over 3 years | |
| Heating | £ 1,965 over 3 years | £ 1,248 over 3 years | |
| Hot Water | £ 288 over 3 years | £ 180 over 3 years | |
| Totals | £ 2,520 | £ 1,560 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

| Band | Score Range | Current | Potential |
|-------------|---|---------|-----------|
| (92 plus) A | Very energy efficient - lower running costs | | |
| (81-91) B | | | 85 |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | Not energy efficient - higher running costs | | |

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Flat roof or sloping ceiling insulation | £850 - £1,500 | £ 114 |
| 2 Cavity wall insulation | £500 - £1,500 | £ 285 |
| 3 Floor Insulation | £800 - £1,200 | £ 147 |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Summary of this home's energy performance related features

| Element | Description | Energy Efficiency |
|-----------------------|--|-------------------|
| Walls | Cavity wall, as built, no insulation (assumed) | ★ ★ ☆ ☆ ☆ |
| Roof | Pitched, 150 mm loft insulation | ★ ★ ★ ★ ☆ |
| | Flat, limited insulation (assumed) | ★ ☆ ☆ ☆ ☆ |
| Floor | Solid, no insulation (assumed) | — |
| Windows | Fully double glazed | ★ ★ ★ ★ ☆ |
| Main heating | Boiler and radiators, mains gas | ★ ★ ★ ★ ☆ |
| Main heating controls | Programmer, TRVs and bypass | ★ ★ ★ ☆ ☆ |
| Secondary heating | None | — |
| Hot water | From main system | ★ ★ ★ ★ ☆ |
| Lighting | No low energy lighting | ★ ☆ ☆ ☆ ☆ |

Current primary energy use per square metre of floor area: 263 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

| Heat demand | Existing dwelling | Impact of loft insulation | Impact of cavity wall insulation | Impact of solid wall insulation |
|------------------------------|-------------------|---------------------------|----------------------------------|---------------------------------|
| Space heating (kWh per year) | 11,024 | (169) | (3,024) | N/A |
| Water heating (kWh per year) | 2,103 | | | |

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.gov.uk/energy-grants-calculator. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

| Recommended measures | Indicative cost | Typical savings per year | Rating after improvement |
|---|------------------|--------------------------|--------------------------|
| Flat roof or sloping ceiling insulation | £850 - £1,500 | £ 38 | D61 |
| Cavity wall insulation | £500 - £1,500 | £ 95 | D66 |
| Floor Insulation | £800 - £1,200 | £ 49 | D68 |
| Low energy lighting for all fixed outlets | £50 | £ 37 | C70 |
| Heating controls (room thermostat) | £350 - £450 | £ 26 | C71 |
| Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 50 | C74 |
| Solar water heating | £4,000 - £6,000 | £ 24 | C75 |
| Solar photovoltaic panels, 2.5 kWp | £9,000 - £14,000 | £ 222 | B85 |

Alternative measures

There are alternative measures below which you could also consider for your home.

- External insulation with cavity wall insulation
- Air or ground source heat pump
- Micro CHP

Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on **0300 123 1234** for England and Wales.

