



ENERGYWISE GB LTD

A one-stop shop
for all **your** energy
assessing needs



Telephone: 01300 345253

Mobile: 07788 120766

E-mail: info@energywisegb.com

www.energywisegb.com

DOMESTIC ASSESSMENTS

Energy Performance Certificates (EPC's)

Domestic Energy Performance Certificates (EPC's) are required whenever a property is put on the market for sale, auction or rental.

EPC's currently last for 10 years from the point of issue.

Energy Performance Certificate

26, Stenbridge Way
Norton Fitzwarren
TALNTON
TA2 6SX

Dwelling type: Detached house
Date of assessment: 22 June 2010
Date of certificate: 22 Jun 2010
Reference number: 0346-2002-0000-0120-1555
Type of assessment: RdSAP, existing dwelling
Total floor area: 104 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

Energy efficiency - lower energy costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	63	68

Not energy efficient - higher energy costs

Environmental Impact (CO₂) Rating

Energy efficiency - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	57	62

Not environmentally friendly - higher CO₂ emissions

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.

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	272 kWh/m ² per year	242 kWh/m ² per year
Carbon dioxide emissions	4.7 tonnes per year	4.2 tonnes per year
Lighting	£109 per year	£54 per year
Heating	£594 per year	£551 per year
Hot water	£114 per year	£105 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change 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 products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

An on site inspection is required which normally takes approximately one hour to complete. Access is required to all rooms in the property, heating system, electric and gas meters, airing cupboard and loft space.

On Construction Energy Performance Certificates (OCEPC's)

New Build Dwellings (L1A)

L1A SAP assessments are required for all new build dwellings as part of the Building Regulations Compliance.

An On Construction EPC is generated as part of the SAP assessment which is required by Building Control before the completion certificate can be issued.

Extensions, Refurbishments, Conversions (L1B)

L1B SAP assessments are required for all extensions, refurbishments and conversions. Conservatories / sun rooms which are attached to the dwelling via a newly constructed opening to form a larger room, will also require an L1B assessment.

Calculations for excessive glazing for conservatories / sun rooms can be calculated to ensure compliance and guidance on CO₂ trade off will be given if necessary.

U-value calculations can be provided.

Both L1A and L1B assessments have 2 stages, Design Stage which should be completed before building work commences, and As-Built Stage which is finalized on completion of the works.

A set of metric scale plans on paper, showing site location, floor plans, elevations, sections, and full specification are required to process the assessment.

A site visit is not necessary at either stage.

Code For Sustainable Homes Assessments (CSH)

A Code for Sustainable Homes Assessment may be a mandatory planning requirement or a voluntary choice for new build dwellings.

There are 34 issues which are assessed throughout the construction process, scoring ecologically weighted points which total to a final score. The assessment should start at the pre-planning stage, and continues throughout the building process, with evidence collected regularly until completion, when a final certificate will be produced with the CSH score of 1-6 depending on the issues assessed, with Level 1 being the lowest and Level 6 being a 'Zero Carbon House'.

There are 2 stages, the Design Stage (which may be a planning requirement to have completed before commencement of the works) and a Post Construction Stage which is assessed on completion.

A pre-planning meeting, site inspections and external experts such as ecologists and hydrological consultants will also be required.

Air Pressure Testing & Sound Testing

L1A SAP assessments may require an Air Pressure Test in order to comply. These can be arranged for you if required by a UKAS accredited contractor.

Building Control Compliance and CSH assessments may require Sound Testing, where Robust Details are not used. These can be arranged for you if required by a UKAS accredited contractor.

COMMERCIAL ASSESSMENTS

Commercial Energy Assessments (CEA's) (formerly known as SBEM)

A commercial EPC is required whenever a commercial property i.e. office, shop, warehouse or factory is constructed or put on the market for sale, auction or rental.

Level 3 Assessments (Existing Buildings)

A level 3 assessment is one where the heating system is provided by a low temperature hot water system less than 100 kW, with or without an air conditioning system less than 12kW.

Level 4 Assessments (Existing & New Buildings)

A level 4 assessment is one where the heating system is provided by a High or medium temperature hot water system more than 100kW with or without an air conditioning system more than 12kW.

Level 5 Assessments

Any building not assessed under level 3 & 4 i.e. buildings with atriums.

Site visits are required for all existing building assessments.

A Commercial EPC will be produced on completion of the assessment.

Please contact Energywise GB Ltd to discuss prices for the services you require or to have an informal chat about the services Energywise GB Ltd can provide for you - to make your life easier.



Director: Diana Tellwright-Watkin DipDEA

Please send all drawings and correspondence to;

**Energywise GB Ltd
The End
Woolford House
Buckland Newton
Dorchester
Dorset DT2 7DP**

www.energywisegb.com

All assessors are fully insured, authorized, accredited and CRB checked for your security.