# Energy Performance Certificate

© Crown copyright 2009

**Flat 23 Dean Clarke House, Southernhay East, EXETER, EX1 1AP**

| | | | |
|---|---|---|---|
| **Dwelling type:** | Top-floor flat | **Reference number:** | 9408-1049-7301-2374-7960 |
| **Date of assessment:** | 10 September 2014 | **Type of assessment:** | SAP, new dwelling |
| **Date of certificate:** | 14 September 2014 | **Total floor area:** | 220 m² |

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

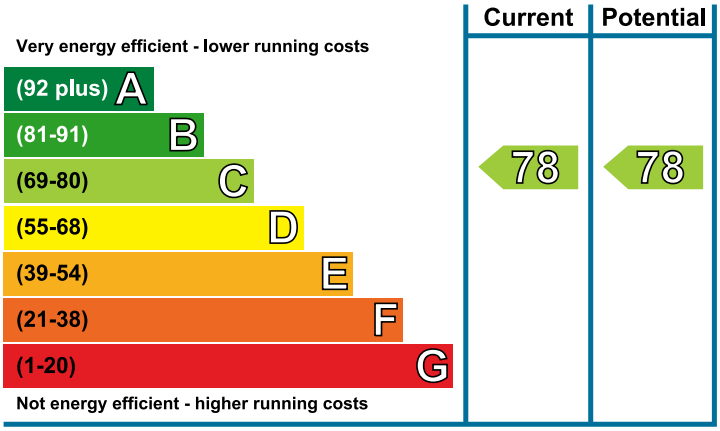
| **Estimated energy costs of dwelling for 3 years:** | **£ 3,372** |
|---|---|

## Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---|---|---|---|
| **Lighting** | £ 390 over 3 years | £ 390 over 3 years | Not applicable |
| **Heating** | £ 2,571 over 3 years | £ 2,571 over 3 years | |
| **Hot Water** | £ 411 over 3 years | £ 411 over 3 years | |
| **Totals** | **£ 3,372** | **£ 3,372** | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating




The graph shows the current energy efficiency of your home.

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

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

## Summary of this home's energy performance related features

| Element | Description | Energy Efficiency |
|---|---|---|
| Walls | Average thermal transmittance 0.30 W/mÂ²K | ★★★★☆ |
| Roof | Average thermal transmittance 0.14 W/mÂ²K | ★★★★★ |
| Floor | (other premises below) | — |
| Windows | Single glazed | — |
| Main heating | Community scheme | ★★★★☆ |
| Main heating controls | Flat rate charging, programmer and TRVs | ★★★☆☆ |
| Secondary heating | None | — |
| Hot water | Community scheme | ★★★★☆ |
| Lighting | Low energy lighting in 75% of fixed outlets | ★★★★★ |
| Air tightness | (not tested) | — |

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.

Current primary energy use per square metre of floor area: 106 kWh/m² per year

## 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.

## Recommendations

None.

## About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Accreditation. You can get contact details of the accreditation scheme at www.stroma.com, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

| | |
|---|---|
| **Assessor's accreditation number:** | STRO007409 |
| **Assessor's name:** | Mr Richard Britton OCDEA |
| **Phone number:** | 07771 964 593 |
| **E-mail address:** | richard@completeec.co.uk |
| **Related party disclosure:** | No related party |

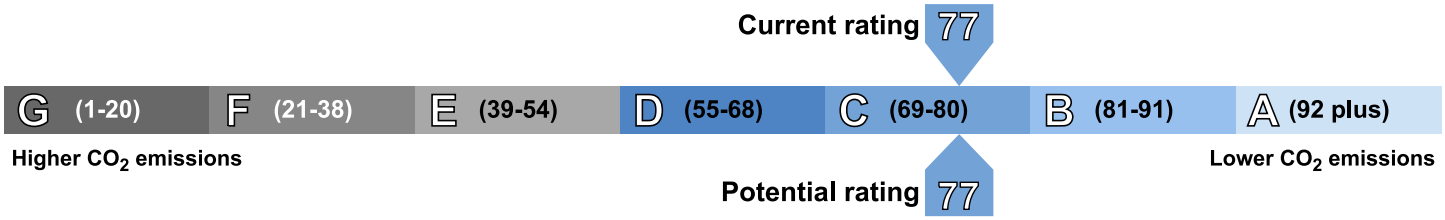
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 4.5 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

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 it has on the environment.




## Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

**Heat demand**

| | |
|---|---|
| Space heating (kWh per year) | 13,067 |
| Water heating (kWh per year) | 2,411 |