

Energy Performance Certificate



Flat 12, Weycombe House, Wispers Lane, HASLEMERE, GU27 1AR

Dwelling type: Mid-floor flat
 Date of assessment: 20 August 2012
 Date of certificate: 20 August 2012

Reference number: 2308-7007-7388-0812-0940
 Type of assessment: SAP, new dwelling
 Total floor area: 53 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:

£1,086

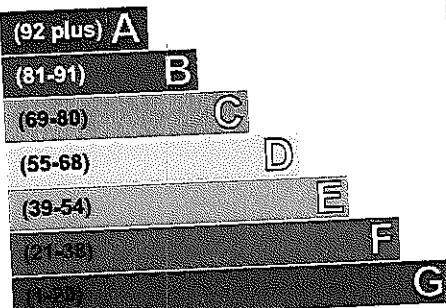
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£108 over 3 years	£108 over 3 years	Not applicable
Heating	£771 over 3 years	£771 over 3 years	
Hot Water	£207 over 3 years	£207 over 3 years	
Totals	£1,086	£1,086	

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

Very energy efficient - lower running costs



Current	Potential
78	78

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 G (rating 0).

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.34 W/m ² K	★★★★☆
Roof	Average thermal transmittance 0.02 W/m ² K	★★★★★
Floor	Average thermal transmittance 0.25 W/m ² K	★★★★☆
Windows	High performance glazing	★★★★★
Main heating	Boiler and radiators, mains gas	★★★★★
Main heating controls	Time and temperature zone control	★★★★★
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.3 m ³ /h.m ² (as 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: 131 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 Elmhurst Energy Systems Ltd. You can get contact details of the accreditation scheme at www.elmhurstenergy.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of the certificate has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for the purposes of research, compliance and direct mailing of relevant energy efficiency information. The current property owner and/or tenant may opt out of having this information disclosed.

Assessor's accreditation number: EES/005504
Assessor's name: Mrs. Sandra Hardwick
Phone number: 01670 359491
E-mail address: building-surveyors@hotmail.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 1.3 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Current rating **82**

G (1-20) **F (21-33)** **E (39-54)** **D (55-68)** **C (69-80)** **B (81-91)** **A (92 plus)**

Higher CO₂ emissionsLower CO₂ emissionsPotential rating **82****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)	2,960
Water heating (kWh per year)	1,744

Energy Performance Certificate



Flat 13, Weycombe House, Wispers Lane, HASLEMERE, GU27 1AR

Dwelling type: Mid-floor flat **Reference number:** 2208-2007-7388-0012-0984
Date of assessment: 20 August 2012 **Type of assessment:** SAP, new dwelling
Date of certificate: 20 August 2012 **Total floor area:** 43 m²

Use this document to:

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

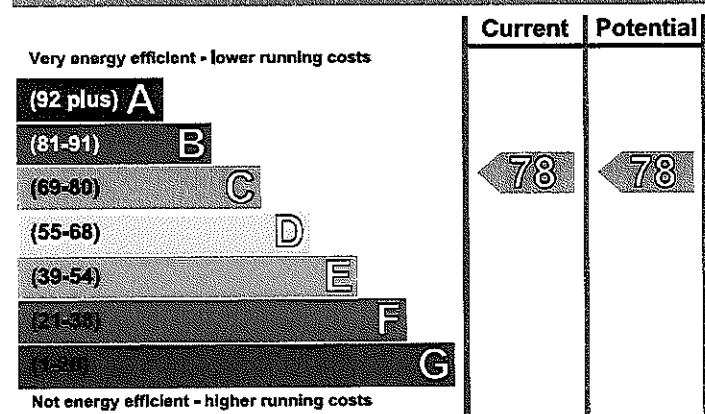
Estimated energy costs of dwelling for 3 years: £978

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£78 over 3 years	£78 over 3 years	Not applicable
Heating	£708 over 3 years	£708 over 3 years	
Hot Water	£192 over 3 years	£192 over 3 years	
Totals	£978	£978	

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 G (rating 0).

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.33 W/m ² K	★★★★☆
Roof	Average thermal transmittance 0.10 W/m ² K	★★★★★
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Boiler and radiators, mains gas	★★★★★
Main heating controls	Time and temperature zone control	★★★★★
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.3 m ³ /h.m ² (as 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: 136 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.

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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, you home currently produces approximately 1.1 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Current rating 83

G (1-20) F (21-38) E (39-54) D (55-68) C (69-80) B (81-91) A (92 plus)

Higher CO₂ emissions

Lower CO₂ emissions

Potential rating 83

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)	2,427
Water heating (kWh per year)	1,596

