

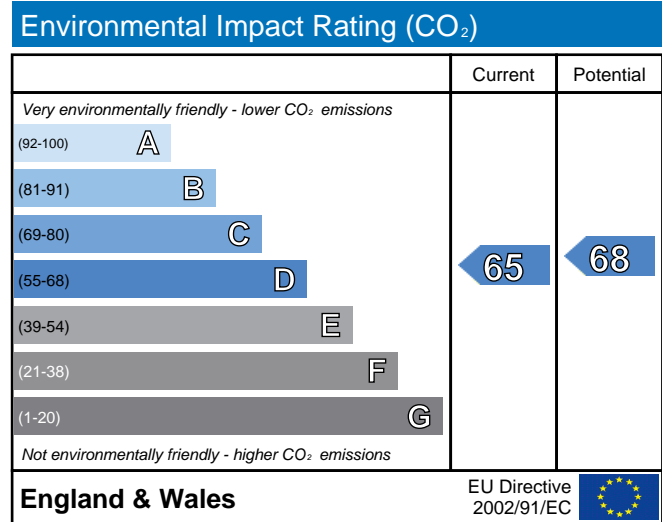
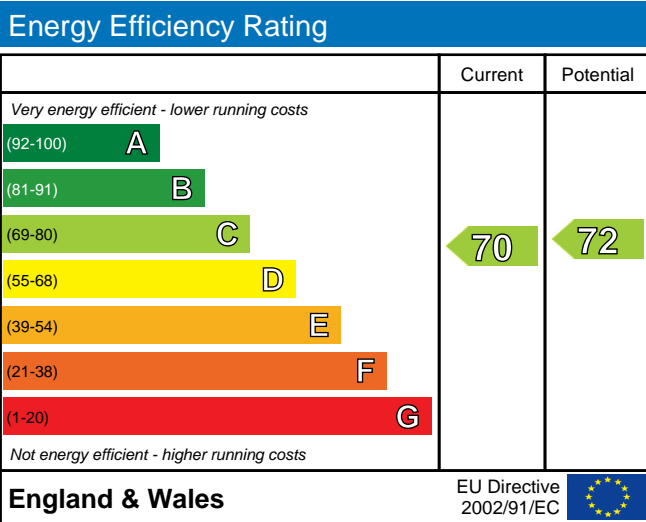
# Energy Performance Certificate



Flat 3 34 Hartington Road  
MANCHESTER  
M21 8UY

Dwelling type: Mid-floor flat  
Date of assessment: 15 August 2008  
Date of certificate: 17 August 2008  
Reference number: 8088-6728-4470-8955-6096  
Total floor area: 28 m<sup>2</sup>

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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	401 kWh/m <sup>2</sup> per year	376 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.9 tonnes per year	1.8 tonnes per year
Lighting	£15 per year	£15 per year
Heating	£283 per year	£269 per year
Hot water	£52 per year	£49 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](http://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: BREC200151  
Assessor's name: Andrew Gait  
Company name/trading name: Hip-Inspector.com Ltd  
Address: 24, Oak Grove, Poynton, Cheshire,  
SK12 1AE  
Phone number: 07961 590 965  
Fax number:  
E-mail address: andy@hip-inspector.com  
Related party disclosure: N/A

### 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](http://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](http://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](http://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

Flat 3 34 Hartington Road  
MANCHESTER  
M21 8UY

Date of certificate: 17 August 2008  
Reference number: 8088-6728-4470-8955-6096

### 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	Solid brick, as built, no insulation (assumed)	Very poor	Very poor
Roof	(another dwelling above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, TRVs and bypass	Poor	Poor
Secondary heating	None	-	-
Hot water	From main system	Good	Good
Lighting	Low energy lighting in 80% of fixed outlets	Very good	Very good
Current energy efficiency rating		C 70	
Current environmental impact (CO <sub>2</sub> ) rating		D 65	

## 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			
<b>Sub-total</b>	<b>£0</b>		
Higher cost measures			
1 Upgrade heating controls	£17	C 72	D 68
<b>Total</b>	<b>£17</b>		
Potential energy efficiency rating		C 72	
Potential environmental impact (CO <sub>2</sub> ) rating			D 68

## 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.

None			
Enhanced energy efficiency rating		C 72	
Enhanced environmental impact (CO <sub>2</sub> ) rating			D 68

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 (CO<sub>2</sub>) 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)**

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat.

About the further measures to achieve even higher standards

None

# Reduced Data SAP 2005 Input Data Summary



Flat 3 34 Hartington Road  
MANCHESTER  
M21 8UY

Located in:	England & Wales
Date of assessment:	15 August 2008
Date of certificate:	17 August 2008
UPRN:	8874679468
Reference number:	8088-6728-4470-8955-6096

## Country and Language

England & Wales, ENGLISH

## Property overview

Dwelling type:	Flat	Main property age:	1900 - 1929
Built form:		Perimeters and areas:	Internal
Habitable rooms:	1		
Heated habitable rooms:	1		

## Main property construction

Lowest floor	area = 28.15	room height = 2.62	perimeter = 20.50
Wall construction	Solid brick with unknown insulation		
Roof construction	Dwelling above,		

## Windows

Area of windows:	Typical
Double glazing:	100% , install date unknown
Measured windows:	None

## Shelter factors (flats and maisonettes only)

Floor number:	1	Flat corridor:	Unheated
Floors in block:	3	Heat loss floor:	Other flat below
Sheltered wall length:	5.92 m		

## Space heating and controls

Database Reference No: 15274 - Heatline Vizo 24: gas:combi:condensing:wall mount:BF:fan:no pilot  
Heat emitter: Radiators  
Boiler flue type: Balanced flue  
Boiler fan type: Fan assisted  
Main heating controls: 2107 - BOILER SYSTEM WITH RADIATORS OR UNDERFLOOR HEATING, Programmer, TRVs and bypass  
Secondary heating: -  
Secondary heating fuel: -

## Water heating and cylinder

Water heating:	901 - From main heating system		
Water heating fuel:	1 - Gas, mains gas		
Solar panel:	No	Immersion type:	
Cylinder present:			

## Miscellaneous

Open fireplaces:	0	Photovoltaic cells:	0%
Ventilation type:	Natural	Low energy lights:	80%
Electricity meter:	Single	Main gas supply:	Yes

## Measures

Selected:

Heating controls for wet central heating system (G)

Cancelled: