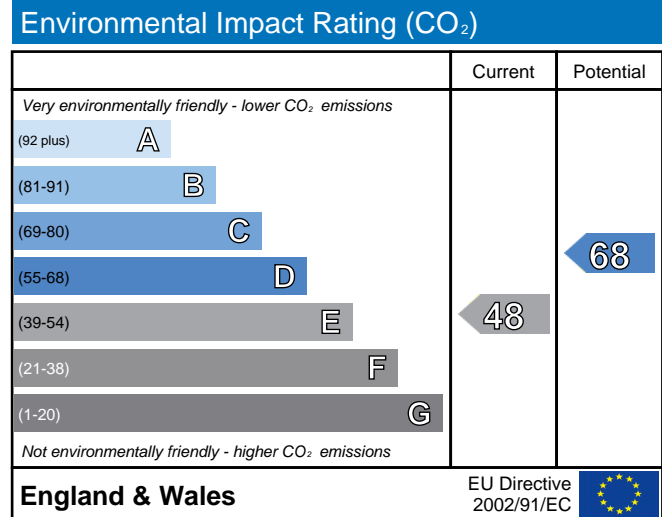
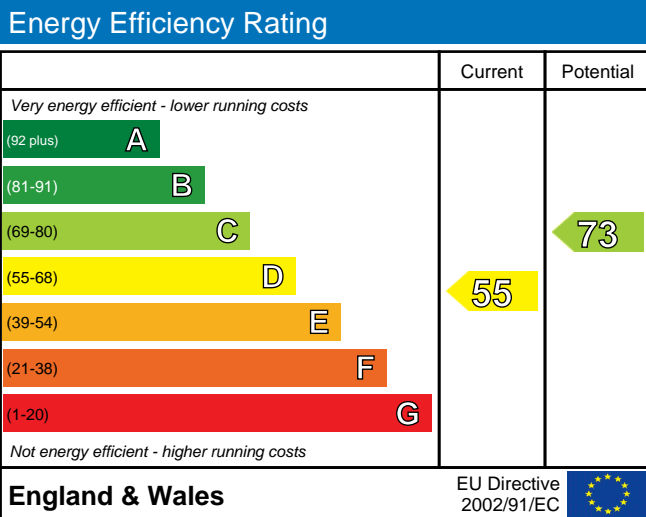


22 Caledonian Road
BRIGHTON
BN2 3HX

Dwelling type: Mid-terrace house
Date of assessment: 19 March 2010
Date of certificate: 20 March 2010
Reference number: 0777-2831-6675-9990-6745
Type of assessment: RdSAP, existing dwelling
Total floor area: 99 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.



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.

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	346 kWh/m ² per year	207 kWh/m ² per year
Carbon dioxide emissions	5.7 tonnes per year	3.4 tonnes per year
Lighting	£66 per year	£51 per year
Heating	£812 per year	£514 per year
Hot water	£178 per year	£117 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 temperatures, 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.

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 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: BREC200405
Assessor's name: Neil Jenner
Company name/trading name: J4 Hospitality Ltd
Address: 16, Gableson Avenue, Brighton,
East Sussex, BN1 5FG
Phone number: 01273 508 667
Fax number:
E-mail address: neilljenner@yahoo.co.uk
Related party disclosure: No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at 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 home. Different methods of calculation are used for homes and for other buildings. Details can be found at 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 everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Visit the Department for Communities and Local Government website at 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 - the Department is the controller of the data on the register for Data Protection Act 1998 purposes.
- Learn more about energy efficiency and reducing energy consumption.

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

Recommended measures to improve this home's energy performance

AUDIT COPY - NOT FOR ISSUE

22 Caledonian Road
BRIGHTON
BN2 3HX

Date of certificate: 20 March 2010
Reference number: 0777-2831-6675-9990-6745

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. 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.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	Poor	Poor
Roof	Pitched, no insulation (assumed)	Very poor	Very poor
Floor	Solid, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Average	Good
Main heating controls	Programmer, TRVs and bypass	Average	Average
Secondary heating	Room heaters, mains gas	-	-
Hot water	From main system	Average	Good
Lighting	Low energy lighting in 70% of fixed outlets	Very good	Very good
Current energy efficiency rating		D 55	
Current environmental impact (CO₂) rating			E 48

Low and zero carbon energy sources

None

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
1 Cavity wall insulation	£142	D 62	D 55
2 Low energy lighting for all fixed outlets	£11	D 62	D 55
3 Upgrade heating controls	£55	D 65	D 58
Sub-total	£208		
Higher cost measures			
4 Replace boiler with Band A condensing boiler	£165	C 73	D 68
Total	£373		
Potential energy efficiency rating		C 73	
Potential environmental impact (CO₂) 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. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

5 Solar water heating	£25	C 74	C 70
6 Solar photovoltaic panels, 2.5 kWp	£172	B 83	C 79
Enhanced energy efficiency rating		B 83	
Enhanced environmental impact (CO₂) rating			C 79

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 (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home. They should also provide a guarantee for the work and handle any building control issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

3 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.

Higher cost measures (typically over £500 each)

4 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

¹ For information on competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.

5 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

6 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is appropriately qualified and registered as such with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- 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.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

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.

¹ For information on competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.

Reduced Data SAP 2005 Input Data Summary



22 Caledonian Road
BRIGHTON
BN2 3HX

Located in: England & Wales
Date of assessment: 19 March 2010
Date of certificate: 20 March 2010
UPRN: 7756793768
Reference number: 0777-2831-6675-9990-6745

Country and Language

England & Wales, ENGLISH

Property overview

Dwelling type:	House	Main property age:	1930 - 1949
Built form:	Mid Terrace	Perimeters and areas:	Internal
Habitable rooms:	5		
Heated habitable rooms:	5		
Terrain type:	Dense Urban		
Transaction type:	Rental (Private)		
Basis of certificate:	Full survey by you		
Sampling approach:	None (full survey)		
Visited property:	Yes		

Main property construction

Lowest floor	area = 32.9	room height = 2.5	perimeter = 9
First floor	area = 32.9	room height = 2.4	perimeter = 9
Second floor	area = 32.9	room height = 2.4	perimeter = 9
Wall construction	Cavity with insulation as built		
Roof construction	Pitched (slates or tiles), no access to loft, unknown		
Ground floor	Solid unknown		

Windows

Area of windows: Typical
Multiple glazing: 100% installed before 2002
Measured windows: None

Conservatory

There is no conservatory

Space heating and controls

Database Reference No: 615 - Potterton Myson Flamingo rs35/50: gas:regular:non-condensing:wall
mount:BF:no fan:pilot

Heat emitter: Radiators
Boiler flue type: Balanced flue
Boiler fan type: Natural draught
Main heating controls: 2107 - BOILER SYSTEM WITH RADIATORS OR UNDERFLOOR HEATING,
Programmer, TRVs and bypass
Secondary heating: 601 - Gas (including LPG) room heater, Gas fire, open flue, pre-1980 (open
fronted)
Secondary heating fuel: 1 - Gas, mains gas

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:	Yes		
Cylinder size:	Normal (90 - 130 litres)	Cylinder insulation type:	Spray foam
Cylinder insulation:	50 mm	Cylinder thermostat:	Yes

Miscellaneous

Open fireplaces:	0	Photovoltaic cells:	0%
Ventilation type:	Natural	Low energy lights:	70%
Electricity meter:	Single	Main gas supply:	Yes
Wind turbines:	0		

Measures

Selected:	Cancelled:
Cavity wall insulation (B)	
Low energy lights (E)	
Heating controls for wet central heating system (G)	
Upgrade boiler, same fuel (I)	
Solar water heating (N)	
Photovoltaics (U)	