

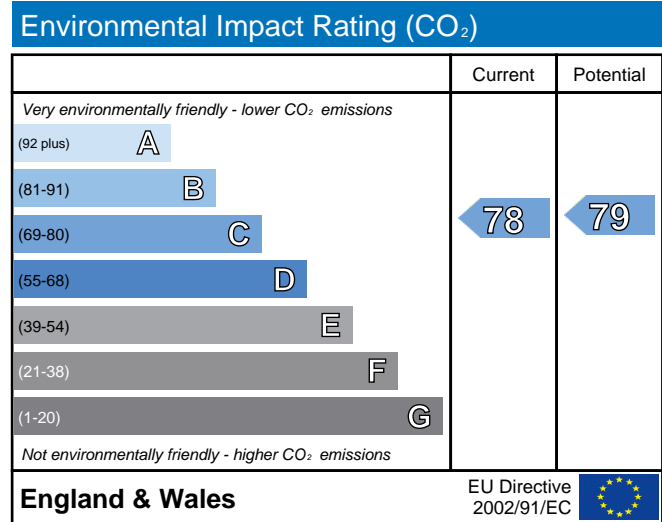
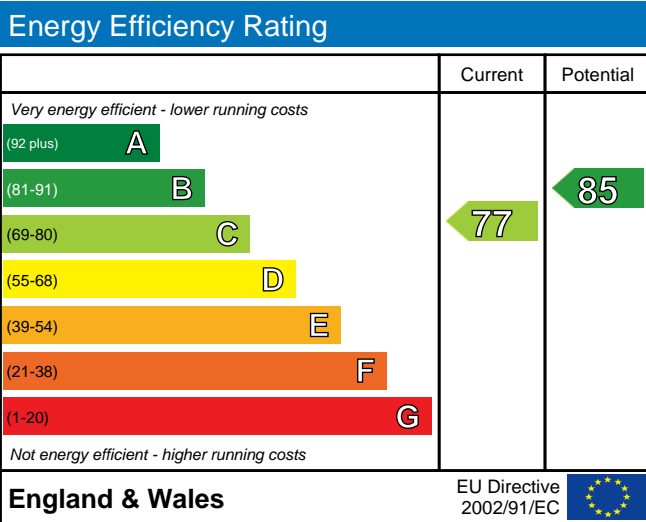
Energy Performance Certificate



Apartment 610 X Q 7 Building Taylorson Street
South
SALFORD
M5 3FN

Dwelling type: Mid-floor flat
Date of assessment: 30 September 2008
Date of certificate: 01 October 2008
Reference number: 8606-4505-1120-6676-1183
Total floor area: 63 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 | 185 kWh/m ² per year | 179 kWh/m ² per year |
| Carbon dioxide emissions | 1.8 tonnes per year | 1.7 tonnes per year |
| Lighting | £66 per year | £34 per year |
| Heating | £147 per year | £90 per year |
| Hot water | £109 per year | £109 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.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

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

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: BREC201709
Assessor's name: Lee Kearsley
Company name/trading name: EPC4lets Limited
Address: 50, Middle Hillgate, Stockport,
Cheshire, SK1 3DL
Phone number: 0161 429 5891
Fax number: 0844 826 7182
E-mail address: lee@epc4lets.co.uk
Related party disclosure:

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 Government's 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.
- Learn more about energy efficiency and reducing energy consumption.

Recommended measures to improve this home's energy performance

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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 | Timber frame, as built, insulated (assumed) | Good | Good |
| Roof | (another dwelling above) | - | - |
| Floor | (other premises below) | - | - |
| Windows | Fully double glazed | Good | Good |
| Main heating | Room heaters, electric | Very poor | Poor |
| Main heating controls | Programmer and appliance thermostats | Good | Good |
| Secondary heating | None | - | - |
| Hot water | Electric immersion, off-peak | Average | Poor |
| Lighting | Low energy lighting in 5% of fixed outlets | Very poor | Very poor |
| Current energy efficiency rating | | C 77 | |
| Current environmental impact (CO ₂) rating | | C 78 | |

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 Low energy lighting for all fixed outlets | £25 | C 80 | C 79 |
| Sub-total | £25 | | |
| Higher cost measures | | | |
| 2 Fan-assisted storage heaters | £64 | B 85 | C 79 |
| Total | £89 | | |
| Potential energy efficiency rating | | B 85 | |
| Potential environmental impact (CO₂) rating | | | C 79 |

Further measures to achieve even higher standards

None

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 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.

Higher cost measures (typically over £500 each)

2 Fan assisted storage heaters

Modern storage heaters are much less expensive to run than the direct acting, on-peak heating system in the property. A dual-rate electricity supply is required to provide the off-peak electricity that these heaters use; this is easily obtained by contacting the energy supplier. Ask for a quotation for fan-assisted heaters with automatic charge control. As installations should be in accordance with the national wiring standards, only a qualified electrician should carry out the installation. Building Regulations apply to this work, so Building Control 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 electrical heating engineer to explain the options, which might also include switching to other forms of electric heating.

About the further measures to achieve even higher standards

Not applicable

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.

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



Apartment 610 X Q 7 Building Taylorson Street
South
SALFORD
M5 3FN

Located in: England & Wales
Date of assessment: 30 September 2008
Date of certificate: 01 October 2008
UPRN: 1616651568
Reference number: 8606-4505-1120-6676-1183

Country and Language

England & Wales, ENGLISH

Property overview

| | | | |
|-------------------------|----------------------|-----------------------|-------------|
| Dwelling type: | Flat | Main property age: | 2003 - 2006 |
| Built form: | Enclosed Mid Terrace | Perimeters and areas: | Internal |
| Habitable rooms: | 3 | Transaction Type: | |
| Heated habitable rooms: | 3 | | |
| Terrain Type: | Dense Urban | | |

Main property construction

| | | | |
|-------------------|---------------------------------------|--------------------|------------------|
| Lowest floor | area = 63.0 | room height = 2.44 | perimeter = 9.46 |
| Wall construction | Timber frame with insulation as built | | |
| Roof construction | Dwelling above, | | |
| Ground floor | Unknown as built | | |

Windows

| | |
|-------------------|---------------------------------|
| Area of windows: | Typical |
| Multiple glazing: | 100% installed in or after 2002 |
| Measured windows: | None |

Shelter factors (flats and maisonettes only)

| | | | |
|------------------------|--------|------------------|------------------|
| Floor number: | 6 | Flat corridor: | Unheated |
| Floors in block: | 13 | Heat loss floor: | Other flat below |
| Sheltered wall length: | 1.51 m | | |

Space heating and controls

| | | | |
|-------------------------|--|--|--|
| Main heating: | 691 - Room heater, Electric (direct acting) room heater, Panel, convector or radiant heaters | | |
| Main heating fuel: | 39 - Electricity, electricity | | |
| Heat emitter: | | | |
| Boiler flue type: | | | |
| Boiler fan type: | | | |
| Main heating controls: | 2603 - ROOM HEATER SYSTEM, Programmer and appliance thermostats | | |
| Secondary heating: | - | | |
| Secondary heating fuel: | - | | |

Water heating and cylinder

| | | | |
|----------------------|--|---------------------------|-----------------|
| Water heating: | 903 - Electric immersion (on-peak or off-peak) | | |
| Water heating fuel: | 39 - Electricity, electricity | | |
| Solar panel: | No | Immersion type: | Dual |
| Cylinder present: | Yes | | |
| Cylinder size: | Large | Cylinder insulation type: | Factory applied |
| Cylinder insulation: | 50 mm | Cylinder thermostat: | Yes |

Miscellaneous

| | | | |
|--------------------|---------|---------------------|----|
| Open fireplaces: | 0 | Photovoltaic cells: | 0% |
| Ventilation type: | Natural | Low energy lights: | 5% |
| Electricity meter: | Dual | Main gas supply: | No |
| Wind turbines: | 0 | | |

Measures

Selected:
Low energy lights (E)
New or replacement storage heaters (L)

Cancelled: