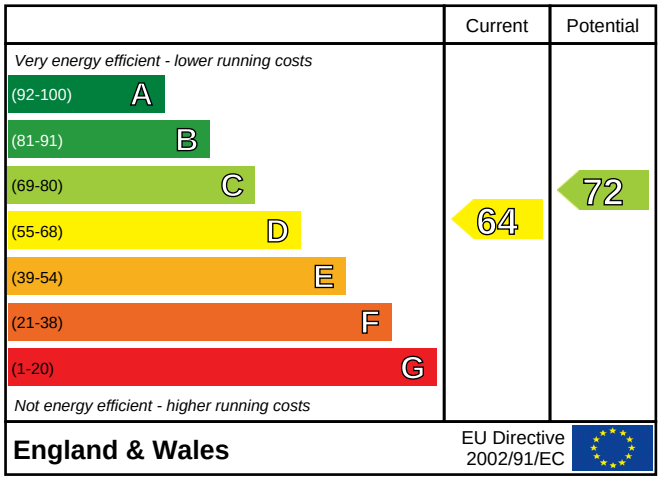
Energy Performance Certificate

50 Cressingham Road
READING
RG2 7JR

Dwelling type:	Detached bungalow
Date of assessment:	15 July 2008
Date of certificate:	15 July 2008
Reference number:	8948-6223-4360-2995-4092
Total floor area:	277 m²

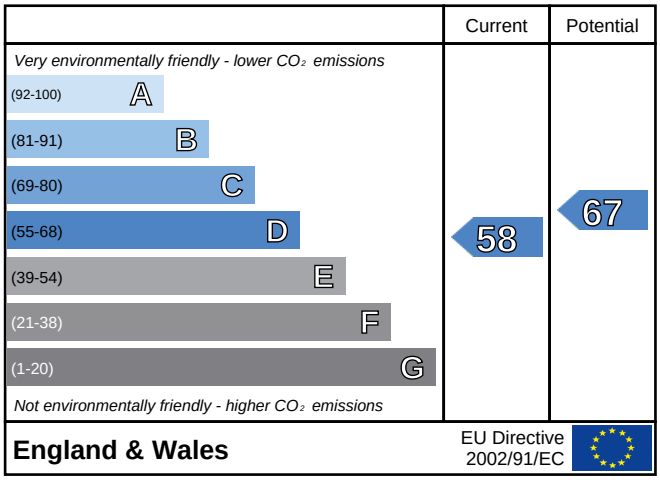
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



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.

Environmental Impact Rating (CO_2)



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.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	216 kWh/m² per year	169 kWh/m² per year
Carbon dioxide emissions	10 tonnes per year	7.8 tonnes per year
Lighting	£221 per year	£126 per year
Heating	£1067 per year	£877 per year
Hot water	£203 per year	£167 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

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:	BREC200454
Assessor's name:	Robert Sturgess
Company name/trading name:	Green Homes Hips Ltd
Address:	Windwood House, Hollow Lane, Shinfield, RG2 9DX
Phone number:	0118 988 9988
Fax number:	0118 988 5221
E-mail address:	admin@greenhomesepc.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 on the certificate. You can get contact details of the accreditation scheme from our 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 building. 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 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 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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RG2 7JR

Date of certificate: 15 July 2008
Reference number: 8948-6223-4360-2995-4092

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	Cavity wall, as built, no insulation (assumed) Cavity wall, as built, insulated (assumed)	Poor Good	Poor Good
Roof	Pitched, 100 mm loft insulation Roof room(s), insulated (assumed) Flat, insulated (assumed)	Average Average Average	Average Average Average
Floor	Solid, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	Room heaters, mains gas	-	-
Hot water	From main system	Good	Good
Lighting	Low energy lighting in 24% of fixed outlets	Poor	Poor
Current energy efficiency rating		D 64	
Current environmental impact (CO_2) rating			D 58

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	£77	D 66	D 61
2 Low energy lighting for all fixed outlets	£75	D 68	D 62
Sub-total	**£152**		
Higher cost measures			
3 Replace boiler with Band A condensing boiler	£171	C 72	D 67
Total	**£323**		
Potential energy efficiency rating		C 72	
Potential environmental impact (CO_2) rating			D 67

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.

4 Solar photovoltaics panels, 25% of roof area	£158	C 75	C 72
Enhanced energy efficiency rating		C 75	
Enhanced environmental impact (CO_2) rating			C 72

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_2) emissions.

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

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. 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 be sure that this type of insulation is right for this home. They should also provide a guarantee for the work and handle any building control issues. Further information can be obtained from National Cavity Insulation Association (http://dubois.vital.co.uk/database/ceed/cavity.html).

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.

Higher cost measures (typically over £500 each)

3 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 scheme[1], 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

4 Solar photovoltaics (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 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 registered with a competent persons scheme[1], and can therefore self-certify the work for Building Regulation compliance. Ask a suitably qualified electrician to explain the options.

[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.

CAVITY INSULATION GUARANTEE AGENCY

25 Year Guarantee Certificate

Installed Date: 04/01/2012

Occupier: Mr Clifford Sinclair
50 Cressingham Road
READING

RG2 7JR

Guarantee: **B 4481803**

Installer: MARK GROUP LTD
Address: 70 BOSTON ROAD
GORSE HILL INDUSTRIAL ESTATE
BEAUMONT LEYS
LEICESTER

LE4 1AW

Phone: **0116 236 6523**

The Guarantee

Period of Guarantee - 25 years from date of installation

The Cavity Insulation Guarantee Agency (CIGA) hereby guarantees that any defect in materials or workmanship in connection with the installation by the Installer of the cavity wall insulation in the above property shall be rectified without charge subject to the terms and conditions set out below.

Your Route to Total Satisfaction

In the event that you have a problem that you believe to be caused by a defect in materials or workmanship relating to the Cavity Wall Insulation installed by the Installer referred to above:-

1. Please check (as far as is practical) that there is no obvious cause for the problem, eg blocked gutters, blocked vents, cracked masonry.
2. **If this check does not resolve the problem, contact the Installer who performed the installation who will, where possible, rectify the defect.**
3. If the problem still remains unresolved, contact CIGA in writing at the address given below.
4. Following this contact, CIGA will arrange for the Manufacturer or System Designer to investigate the matter and where required instigate any necessary remedial work free of charge.

Conditions

1. **All defects must be reported in writing to the installer as soon as practicable and CIGA must be informed if the matter is not resolved satisfactorily within two months of reporting to the installer.**
2. The guarantee is not valid if the installation has been altered or disturbed after the installation was completed.
3. Your statutory rights are not affected by this guarantee.
4. The guarantee remains valid for subsequent owners of the property and/or, where the present occupant is only the lawful tenant of the property, for the benefit of the Landlord and the Superior Landlord of the property and their respective successors as well as the lawful successors of the said tenant.
5. Any claim under the guarantee must be notified (with appropriate details) in writing to CIGA within 25 years of the Installation date. If no such notification has been received by this date CIGA shall have no liability under this guarantee.
6. These conditions set out the entire financial liability of CIGA in respect of the guarantee. Save as set out herein CIGA's total liability (for rectification work or otherwise) under this guarantee shall in no event exceed £15,000. CIGA shall have no liability if the terms of this guarantee are not complied with nor for any indirect loss, damage, costs or expenses. Nothing in these conditions shall limit or exclude CIGA from any liability to the extent that such exclusion or limitation is prohibited by law.
7. Any dispute arising out of or in connection with this guarantee which cannot be settled by negotiation shall be referred to a single arbitrator to be agreed upon by the parties or, in absence of agreement within 21 days, to an arbitrator reasonably determined by CIGA and the decision of the arbitrator shall be final and binding on the parties.

CIGA

CIGA House, 3 Vimy Court, Vimy Road, Leighton Buzzard, Beds. LU7 1FG

KNAUF INSULATION

CAVITY INSULATION GUARANTEE AGENCY CIGA

This installation was completed under the CWISC scheme and we certify that it is compliant with the requirements of the relevant Building Regulations.

Cavity Wall Insulation CWISC Self Certification

IMPORTANT DOCUMENT – KEEP THIS CERTIFICATE WITH THE DEEDS TO THE HOUSE

Quality Inspections

Cavity wall insulation is subject to many forms of quality assurance - including random quality inspections of some installations.

These quality inspections usually take place after the installation has been completed, and may be undertaken by a number of different organisations.

If your property is selected for a random quality inspection, this will involve a short visual inspection of the building to ensure that the work has been carried out correctly. It will not normally involve any disruptive works.

Inspectors carry business cards and many also carry a photographic identity card. In all cases you should satisfy yourself of the inspector's credentials and retain the business card for reference.

Data Protection Act

Guarantee details will be retained by CIGA for administrative and statistical analysis purposes. Details of installations may also be provided to firms contracted to carry out quality inspections.

Your information will not be used for any other purpose, although as part of commitment to combating climate change, details of the installation, but not your name, may be provided to organisations such as the Energy Saving Trust for the purposes of statistically monitoring improvements in the energy efficiency of the housing stock.

If you do not want your installation to be included, then please complete this form and return it to CIGA.

Name: .....

CIGA Guarantee number: .....

Address: .....

.....

Signed: ..... Date: .....

For CIGA office use

Flagged for exclusion

By:

Date:

Cavity Insulation Guarantee Agency
CIGA House
3 Vimy Court
Vimy Road
Leighton Buzzard
LU7 1FG

Telephone 01525 853300
Fax 01525 385926
Web: www.ciga.co.uk

Dear Householder

Cavity wall insulation

You recently had cavity wall insulation installed at your property. I am pleased to enclose your 25-year CIGA Guarantee.

I hope the cavity wall insulation was completed to your satisfaction. However, if you have any concerns, you should first contact the installer identified on the CIGA Guarantee.

The installer should be given the opportunity to investigate any problems with the installation. Installer contact details are displayed on the guarantee to the right of your address.

I am sure you will derive many benefits from this simple, but effective energy efficiency measure.

Yours faithfully

Peter Dicks

Technical Director

mark group
energy. saving

70 Boston Road,
Beaumont Leys,
Leicester LE4 1AW

To arrange an Installation **Tel: 0800 616 302**

Office Opening hours
Mon-Fri; 08:00 till 20:00 Sat; 08:30 till 16:00

Scheme	
Reference No	
Self Generated	Yes ☐ No ☐
Invoice No	
Installation Date	
☐ AM 8 - 12.30 ☐ PM 12.30 - 5.00 (Estimated time of arrival between the hours of)	

Property Details

Year Built		No. of Bed	
Flat	☐	Maisonette	☐
Mid Terrace	☐	End Terrace	☐
Detached	☐	Semi Detached	☐
Bungalow	☐	House	☐

Ground Floor m²	Total Living Area m²
No. of Photo's Attached	

This assessment is in accordance with the requirements of the BBA certificate and technical certificate

Knauf Supafil	88/2033	☐
Rockwool	89/2316	☐

PLAN

FRONT

F

REAR

R

LEFT SIDE

L S

RIGHT SIDE

R S

ENERGY PROVIDER		ACCOUNT NUMBER
GAS		
ELECTRIC		

CAVITY WALL

CAV m²	CAV mm
LOCATION OF ANY SINGLE SKIN AREAS	
Solid Walls Yes ☐ No ☐	Internal Drilling Yes ☐ No ☐

Airbricks	
Size	Qty
9x3	
9x6	
9x9	
Brushes	

Main Heating Type:

Appliance Type: _____

Electric ☐ Gas ☐ Solid ☐ Oil ☐

Number of appliances:

Kw rating	Room
Kw rating	Room

LOFT INSULATION

Existing mm	Required mm
Joist Centres	Area m²
Adequate Ventilation?	Yes ☐ No ☐
Roof Pitch m	Loft Hatch Dimensions X
No of Tanks	Size / Size
Total Pipework meterage	15mm / 22mm / 28mm

Access Requirements (Please Circle)

Conservatory Ladders	YES	3 Storey Ladder	YES
Extended Conservatory Ladders	YES	Crawlers	YES
Neighbours Access Req'd	YES	Cavity Ladders for Loft	YES

NOTES

Assessor Name:	
Assessor Signature:	
Assessor Agency:	
Date of Assessment:	

CUSTOMER DETAILS

Estimate No.

Title: _____ Forename: _____

Surname: _____

Address: _____

Postcode:

E-mail: _____

Home Telephone:

Mobile Telephone:

Work Telephone:

MEASURE TYPE	THICKNESS / AREA	CUST PRICE
CAVITY WALL INSULATION Prices are based on Property Type	m²	£
Additional Meterage	m²@£	£
Safety Vent Required if Above 7 Kw / Solid Fuel / DFE	No. Req'd	£
LOFT INSULATION Prices are based on Property Type	m²	£
Additional Meterage	m²@£	£
Hot Water Tank Jacket	Size	£
Easy Vents	No. Req'd	£
Walkboards	No. Req'd	£
		£
Available At Yes ☐ No ☐	Total Customer Price	£

Landlord permission attached Yes ☐ No ☐

Type of Benefit .....

Benefit No. / DOB .....

Please tick box if you do not wish to receive other promotional information from Mark Group Limited or its associated companies. ☐

Customer preferred method of payment - **Must be filled out by Assessor**

Cash ☐ Cheque ☐ Credit Card ☐ BACS ☐

Upon completion, if credit card taken as payment - fitter to call **0800 141 2204**

The balance is to be paid to the installation crew on the day of completion.

Customer Signature: _____

Print Name: _____

BBA APPROVED INSTALLER No 1131 · NATIONAL INSULATION ASSOCIATION · CIGA CAVITY INSULATION GUARANTEE AGENCY

MG P06-F01(4)

White - Office Copy **Yellow - Signed Customer Copy & Returned** **Pink - Customer Copy**