

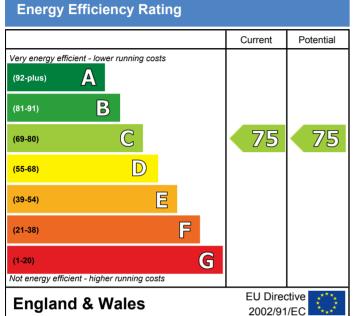
Flat A1, Dwelling type: Ground-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 8905-2967-5939-3826-8903
CH2 2AX Reference number: 8905-2967-5939-3826-8903

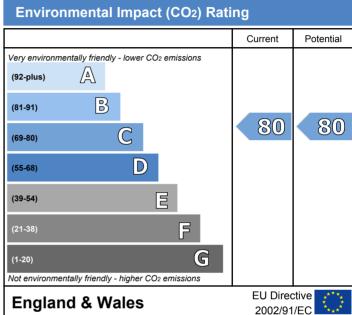
Type of assessment: SAP, new dwelling

Total floor area: 20 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	322 kWh/m² per year	322 kWh/m² per year
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year
Lighting	£13 per year	£13 per year
Heating	£97 per year	£97 per year
Hot water	£158 per year	£158 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.



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About this document

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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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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.elmhurstenergy.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.

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Recommended measures to improve this home's energy performance

Flat A1, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8905-2967-5939-3826-8903

C 75

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 80

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.
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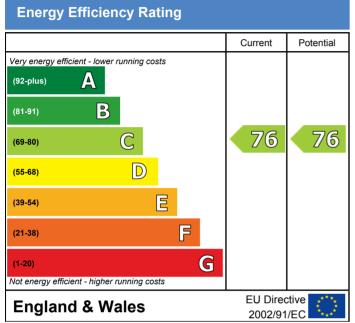
Flat A2, Dwelling type: Ground-floor flat
Abbeygate, Date of assessment: 27 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 2138-9000-6369-8300-0904
CH2 2AX SAB pour divisition.

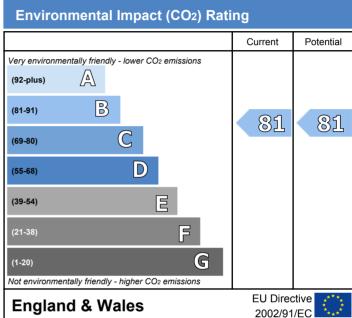
Type of assessment: SAP, new dwelling

Total floor area: 21 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	291 kWh/m² per year	291 kWh/m² per year		
Carbon dioxide emissions	0.9 tonnes per year	0.9 tonnes per year		
Lighting	£14 per year	£14 per year		
Heating	£84 per year	£84 per year		
Hot water	£161 per year	£161 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.

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E-mail address: john.rigby@watkinjones.com

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About the impact of buildings on the environment

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Recommended measures to improve this home's energy performance

Flat A2, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2138-9000-6369-8300-0904

C 76

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: Compliant / Average / Good / Very good.

Elements		Current performance	
	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO₂) rating

B 81

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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:

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- 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.
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- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

CH2 2AX



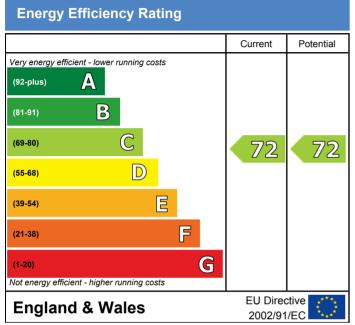
Ground-floor flat Flat A3. Dwelling type: Abbeygate, 27 January 2010 Date of assessment: Victoria Road. Date of certificate: 20 September 2010 CHESTER,

2538-5099-6379-7090-9950 Reference number:

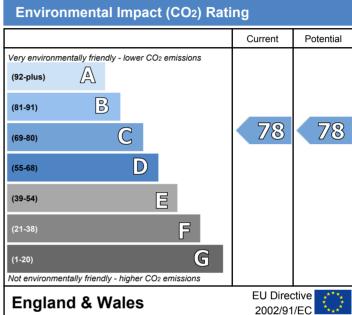
> SAP, new dwelling Type of assessment:

Total floor area: 16 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	412 kWh/m² per year	412 kWh/m² per year		
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year		
Lighting	£8 per year	£8 per year		
Heating	£116 per year	£116 per year		
Hot water	£150 per year	£150 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.

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Phone number: 01248 362576 Fax number: 01745 538201

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Recommended measures to improve this home's energy performance

Flat A3, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2538-5099-6379-7090-9950

C 72

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 78

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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:

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CH2 2AX



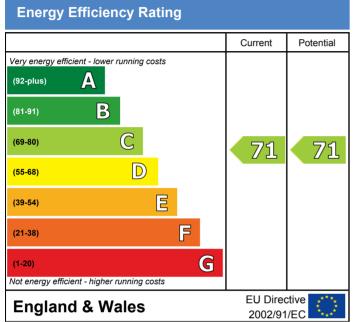
Ground-floor flat Flat A4. Dwelling type: Abbeygate, 27 January 2010 Date of assessment: Victoria Road. Date of certificate: 20 September 2010 CHESTER,

8650-6039-8220-7023-0922 Reference number:

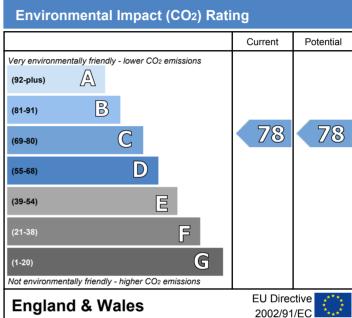
> SAP, new dwelling Type of assessment:

Total floor area: 19 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	376 kWh/m² per year	376 kWh/m² per year
Carbon dioxide emissions	1.1 tonnes per year	1.1 tonnes per year
Lighting	£10 per year	£10 per year
Heating	£131 per year	£131 per year
Hot water	£156 per year	£156 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.

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Recommended measures to improve this home's energy performance

Flat A4, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8650-6039-8220-7023-0922

C 71

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 78

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.



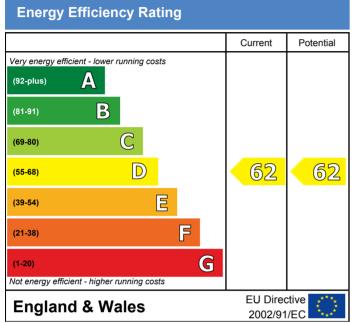
Flat A5, Dwelling type: Ground-floor flat
Abbeygate, Date of assessment: 27 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 0584-3803-6390-9020-7041
CH2 2AX SAB pay disalling

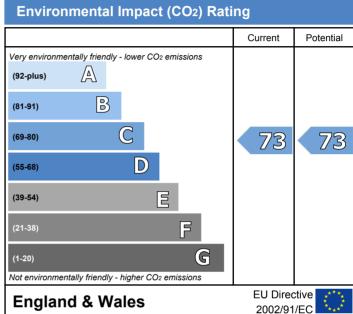
Type of assessment: SAP, new dwelling

Total floor area: 24 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	388 kWh/m² per year	388 kWh/m² per year		
Carbon dioxide emissions	1.4 tonnes per year	1.4 tonnes per year		
Lighting	£13 per year	£13 per year		
Heating	£213 per year	£213 per year		
Hot water	£167 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.



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About this document

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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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.elmhurstenergy.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

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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.

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Recommended measures to improve this home's energy performance

Flat A5, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0584-3803-6390-9020-7041

D 62

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: Compliant / Average / Good / Very good.

Elements		Current performance	
	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.20 W/m²K	Good	Good
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 73

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

About the further measures to achieve even higher standards

Not applicable

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CH2 2AX



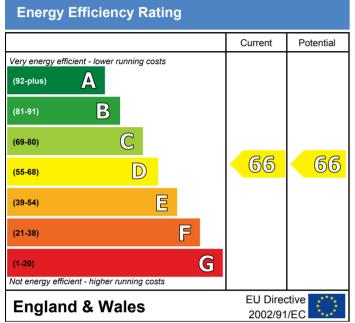
Flat A6, Dwelling type: Ground-floor flat
Abbeygate, Date of assessment: 27 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Peterspan number: 8770 6030 8230 80

Reference number: 8770-6039-8230-8083-0926

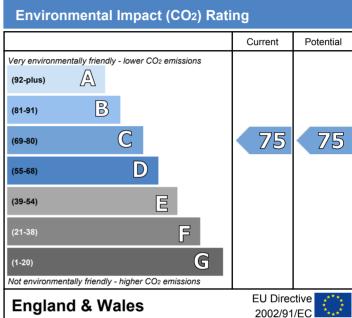
Type of assessment: SAP, new dwelling

Total floor area: 19 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	411 kWh/m² per year	411 kWh/m² per year		
Carbon dioxide emissions	1.2 tonnes per year	1.2 tonnes per year		
Lighting	£10 per year	£10 per year		
Heating	£169 per year	£169 per year		
Hot water	£157 per year	£157 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.

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Recommended measures to improve this home's energy performance

Flat A6, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8770-6039-8230-8083-0926

D 66

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 75

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

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CH2 2AX



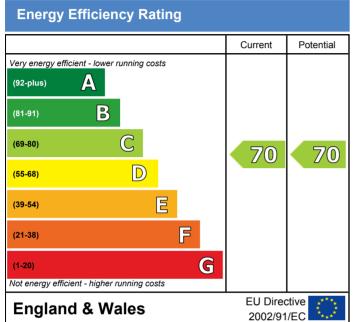
Ground-floor flat Flat A7, Dwelling type: Abbeygate, 28 January 2010 Date of assessment: Victoria Road. Date of certificate: 20 September 2010 CHESTER,

8090-6039-8240-2068-0926 Reference number:

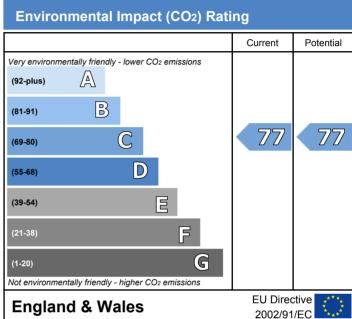
> SAP, new dwelling Type of assessment:

Total floor area: 18 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	397 kWh/m² per year	397 kWh/m² per year
Carbon dioxide emissions	1.1 tonnes per year	1.1 tonnes per year
Lighting	£10 per year	£10 per year
Heating	£141 per year	£141 per year
Hot water	£155 per year	£155 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.

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Recommended measures to improve this home's energy performance

Flat A7, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8090-6039-8240-2068-0926

C 70

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: Compliant / Average / Good / Very good.

	Description	Current performance	
Elements		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 77

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

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CH2 2AX



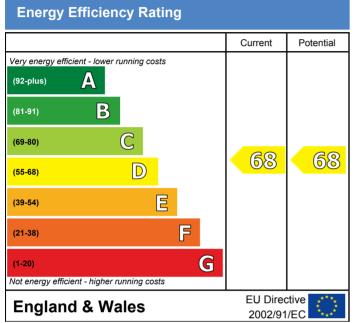
Flat A8, Dwelling type: Ground-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 0085 3808 6304 00

Reference number: 0085-3808-6294-9020-5065

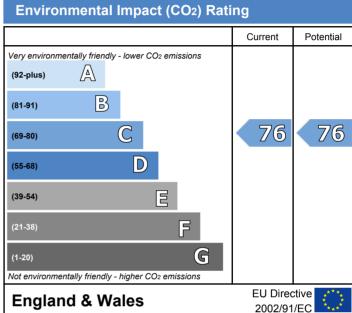
Type of assessment: SAP, new dwelling

Total floor area: 19 m²

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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	399 kWh/m² per year	399 kWh/m² per year	
Carbon dioxide emissions	1.2 tonnes per year	1.2 tonnes per year	
Lighting	£10 per year	£10 per year	
Heating	£157 per year	£157 per year	
Hot water	£157 per year	£157 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.

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Recommended measures to improve this home's energy performance

Flat A8, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0085-3808-6294-9020-5065

D 68

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 76

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate



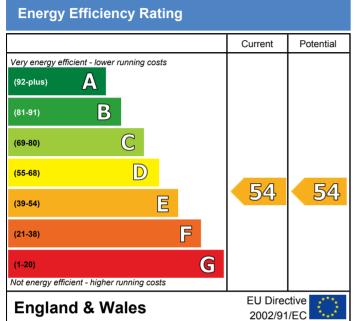
Flat A9, Dwelling type: Ground-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 8008-0088-4039-1226-5903
CH2 2AX Reference number: 8008-0088-4039-1226-5903

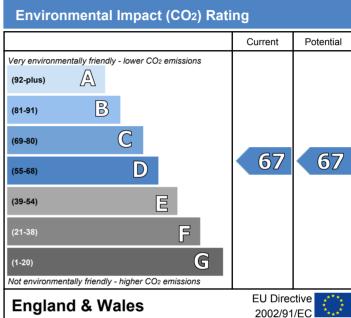
Type of assessment: SAP, new dwelling

Total floor area: 28 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	423 kWh/m² per year	423 kWh/m² per year
Carbon dioxide emissions	1.8 tonnes per year	1.8 tonnes per year
Lighting	£15 per year	£15 per year
Heating	£303 per year	£303 per year
Hot water	£175 per year	£175 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.



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The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd, to a scheme authorised by the Government. This certificate was produced using the SAP 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: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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.elmhurstenergy.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.

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- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

Flat A9, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8008-0088-4039-1226-5903

E 54

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

D 67

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

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Energy Performance Certificate



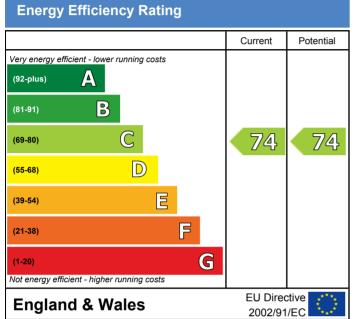
Flat A10, Dwelling type: Ground-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 0877 3808 6006 00

CHESTER, Reference number: 0877-3898-6996-9920-7941
CH2 2AX

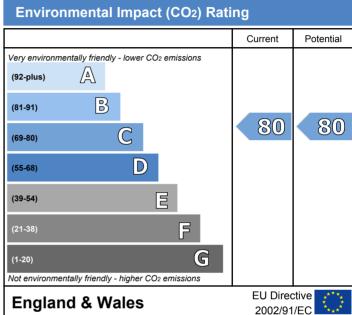
Type of assessment: SAP, new dwelling

Total floor area: 18 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	356 kWh/m² per year	356 kWh/m² per year
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year
Lighting	£10 per year	£10 per year
Heating	£103 per year	£103 per year
Hot water	£154 per year	£154 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.



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Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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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.

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- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

Flat A10, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0877-3898-6996-9920-7941

C 74

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 80

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.
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- 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.

Energy Performance Certificate



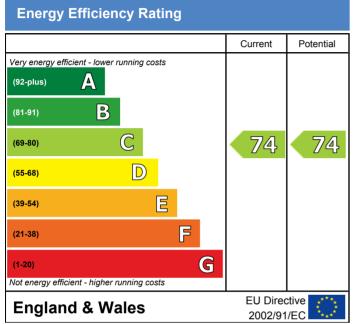
Flat A11, Dwelling type: Ground-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 8390-6939-7960-9968-9922
CH2 2AX

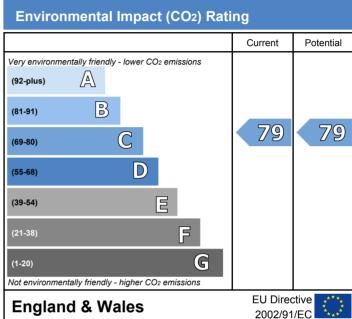
Type of assessment: SAP, new dwelling

Total floor area: 18 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	352 kWh/m² per year	352 kWh/m² per year
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year
Lighting	£10 per year	£10 per year
Heating	£106 per year	£106 per year
Hot water	£155 per year	£155 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.



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Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

Flat A11, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8390-6939-7960-9968-9922

C 74

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 79

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
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Energy Performance Certificate



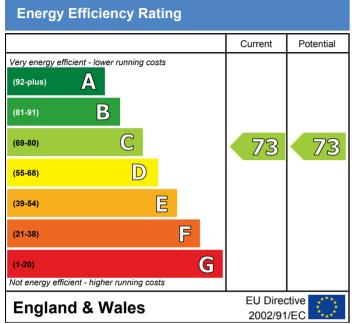
Flat A12, Dwelling type: Ground-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 2088-3099-6399-7390-9920
CH2 2AX SAB pour divisition.

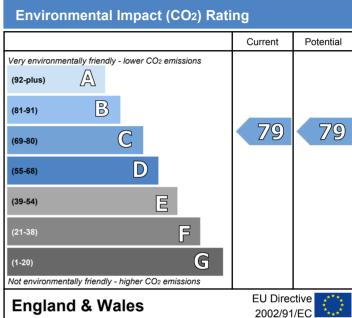
Type of assessment: SAP, new dwelling

Total floor area: 18 m²

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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	363 kWh/m² per year	363 kWh/m² per year
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year
Lighting	£10 per year	£10 per year
Heating	£115 per year	£115 per year
Hot water	£155 per year	£155 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.

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Recommended measures to improve this home's energy performance

Flat A12, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2088-3099-6399-7390-9920

C 73

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 79

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



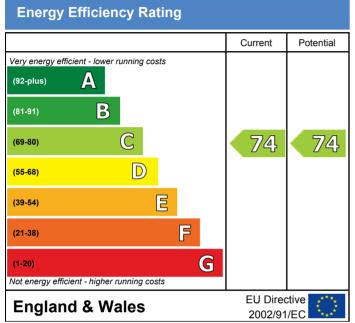
Ground-floor flat Flat A13. Dwelling type: Abbeygate, 28 January 2010 Date of assessment: Victoria Road. Date of certificate: 20 September 2010 CHESTER,

8270-6039-8000-0038-0922 Reference number:

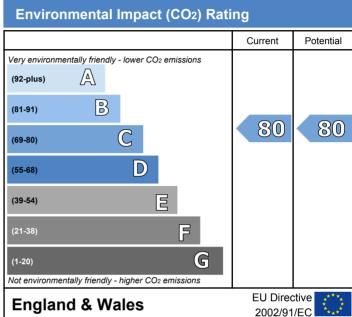
> SAP, new dwelling Type of assessment:

Total floor area: 18 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	353 kWh/m² per year	353 kWh/m² per year
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year
Lighting	£10 per year	£10 per year
Heating	£104 per year	£104 per year
Hot water	£155 per year	£155 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.



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For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd, to a scheme authorised by the Government. This certificate was produced using the SAP 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: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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.elmhurstenergy.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.

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- 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 A13, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8270-6039-8000-0038-0922

C 74

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 80

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.
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- 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.

Energy Performance Certificate

CH2 2AX



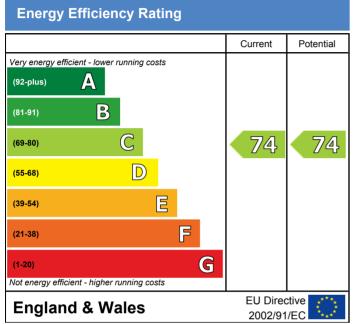
Flat A14, Dwelling type: Ground-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 0081 3808 6003 00

Reference number: 0081-3808-6092-9020-1071

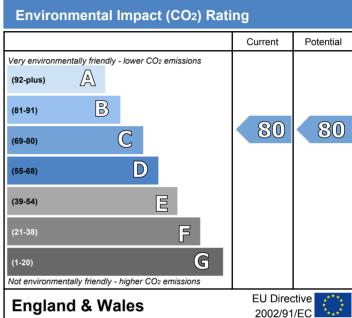
Type of assessment: SAP, new dwelling

Total floor area: 17 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	360 kWh/m² per year 360 kWh/m² per year	
Carbon dioxide emissions	on dioxide emissions 0.9 tonnes per year 0.9 tonnes	
Lighting	£10 per year	£10 per year
Heating	£101 per year	£101 per year
Hot water	£153 per year	£153 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.



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Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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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.

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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.

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- · 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 A14, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0081-3808-6092-9020-1071

C 74

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: Compliant / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 80

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
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- 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.

Energy Performance Certificate



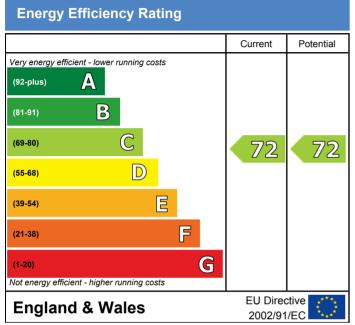
Flat A15, Dwelling type: Ground-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 0584-3808-6092-9020-6055

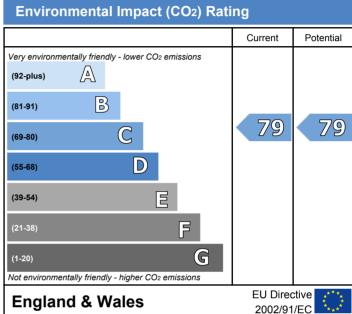
Type of assessment: SAP, new dwelling

Total floor area: 19 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	353 kWh/m² per year	353 kWh/m² per year	
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year	
Lighting	£10 per year	£10 per year	
Heating	£120 per year	£120 per year	
Hot water	£157 per year	£157 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.

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Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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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.

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- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

Flat A15, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0584-3808-6092-9020-6055

C 72

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	ary heating None		-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 79

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
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Energy Performance Certificate

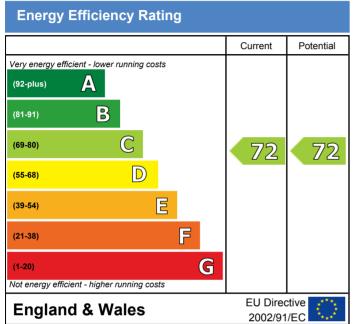


Flat A16, Dwelling type: Ground-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010

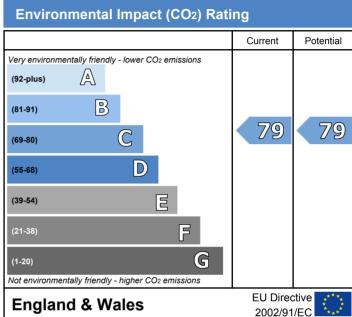
Type of assessment: SAP, new dwelling

Total floor area: 19 m²

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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	ergy use 355 kWh/m² per year 355 kWh/m² per y	
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year
Lighting	£10 per year	£10 per year
Heating	£119 per year	£119 per year
Hot water	£157 per year	£157 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.

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- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

Flat A16, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2288-6000-6329-8100-0960

C 72

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.20 W/m²K	Very good	Very good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 79

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



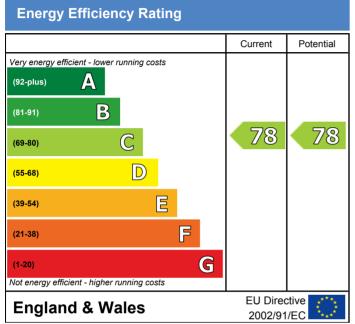
Flat A17, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 2788 0000 6320 87

Reference number: 2788-0000-6329-8700-0980

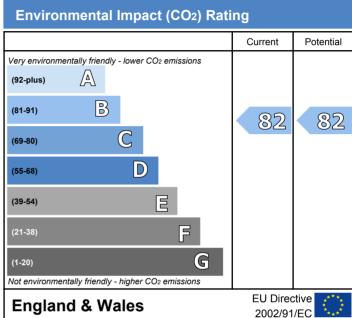
Type of assessment: SAP, new dwelling

Total floor area: 20 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	e 285 kWh/m² per year 285 kWh/m² per year	
Carbon dioxide emissions	0.8 tonnes per year	0.8 tonnes per year
Lighting	£13 per year	£13 per year
Heating	£66 per year	£66 per year
Hot water	£158 per year	£158 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.



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About this document

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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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

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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.

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Flat A17, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2788-0000-6329-8700-0980

C 78

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	rry heating None		-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

B 82

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

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Energy Performance Certificate

CH2 2AX



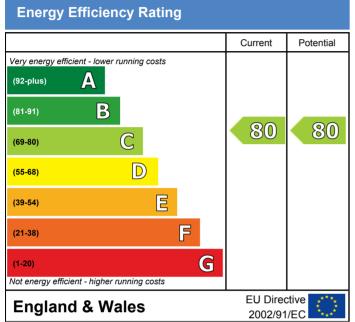
Flat A18, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Peterspan number: 8100 6030 8030 30

Reference number: 8190-6039-8030-2088-0926

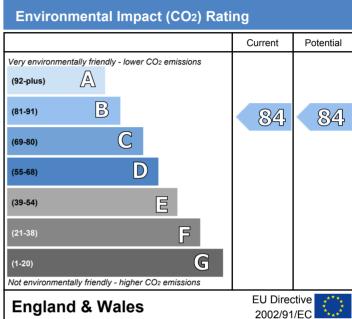
Type of assessment: SAP, new dwelling

Total floor area: 21 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	Energy use 252 kWh/m² per year 252 kWh/m² per	
Carbon dioxide emissions	0.8 tonnes per year	0.8 tonnes per year
Lighting	£14 per year	£14 per year
Heating	£49 per year	£49 per year
Hot water	£161 per year	£161 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.



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Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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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.

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Flat A18, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8190-6039-8030-2088-0926

C 80

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	neating None		-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO₂) rating

B 84

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

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- 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.

Energy Performance Certificate

CH2 2AX



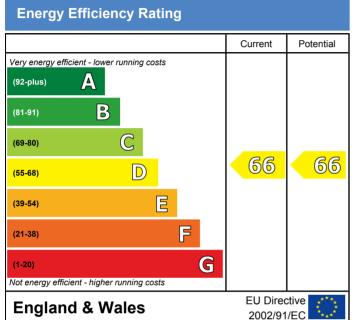
Flat A19, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 0389 3808 6003 00

Reference number: 0289-3808-6093-9020-8005

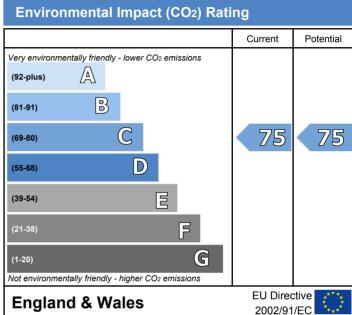
Type of assessment: SAP, new dwelling

Total floor area: 23 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	y use 362 kWh/m² per year 362 kWh/m² per yea	
Carbon dioxide emissions	1.3 tonnes per year	1.3 tonnes per year
Lighting	£13 per year	£13 per year
Heating	£174 per year	£174 per year
Hot water	£165 per year	£165 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.

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Related party disclosure: No related party

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About the building's performance ratings

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Flat A19, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0289-3808-6093-9020-8005

D 66

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.23 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 75

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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:

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Energy Performance Certificate



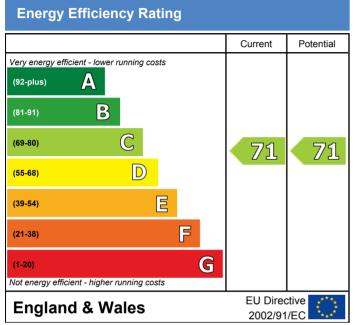
Flat A20, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 2688-9000-6379-8200-0944
CH2 2AX

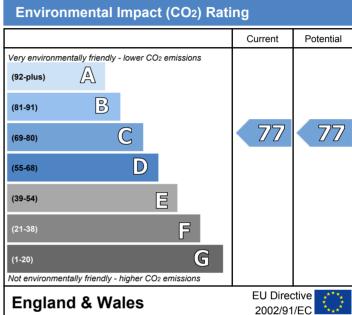
Type of assessment: SAP, new dwelling

Total floor area: 16 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	422 kWh/m² per year	422 kWh/m² per year
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year
Lighting	£9 per year	£9 per year
Heating	£128 per year	£128 per year
Hot water	£151 per year	£151 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.

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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.

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Flat A20, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2688-9000-6379-8200-0944

C 71

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.23 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 77

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



Flat A21, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 20 September 2010

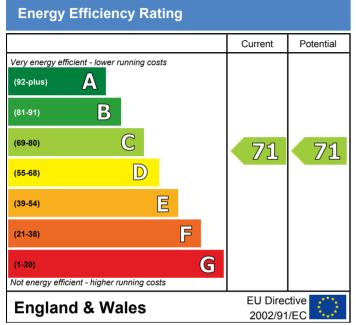
Victoria Road, Date of certificate: 20 September 2010 CHESTER, Poference number: 8730 6031 8080 807

Reference number: 8720-6031-8080-8030-0922

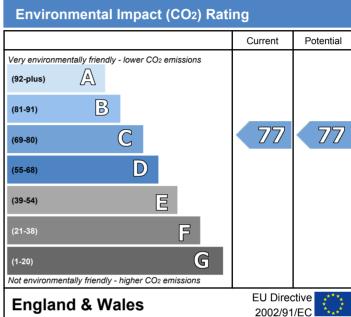
Type of assessment: SAP, new dwelling

Total floor area: 16 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	422 kWh/m² per year	422 kWh/m² per year
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year
Lighting	£9 per year	£9 per year
Heating	£128 per year	£128 per year
Hot water	£151 per year	£151 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.



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About this document

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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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.elmhurstenergy.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).

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Flat A21, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8720-6031-8080-8030-0922

C 71

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: Compliant / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.23 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 77

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



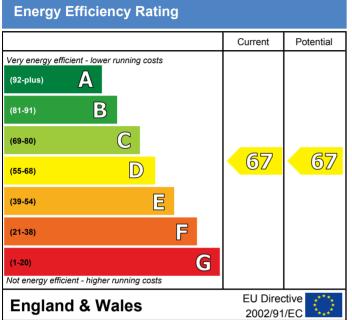
Flat A22, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 2388 6010 6300 83

Reference number: 2288-6010-6309-8200-0934

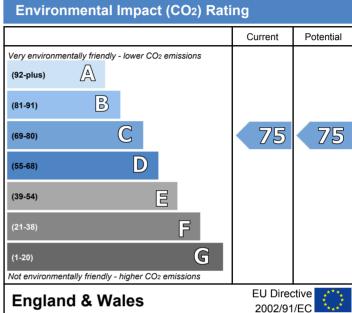
Type of assessment: SAP, new dwelling

Total floor area: 20 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	398 kWh/m² per year	398 kWh/m² per year	
Carbon dioxide emissions	1.2 tonnes per year	1.2 tonnes per year	
Lighting	£11 per year	£11 per year	
Heating	£167 per year	£167 per year	
Hot water	£159 per year	£159 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.

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E-mail address: john.rigby@watkinjones.com

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Flat A22, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2288-6010-6309-8200-0934

D 67

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: Compliant / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.23 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 75

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.

Low and zero carbon energy sources

None

Further measures to achieve even higher standards

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

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

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Energy Performance Certificate

CH2 2AX



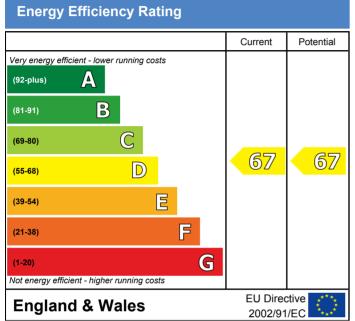
Flat A23, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 2788 3000 6300 85

Reference number: 2788-3000-6399-8500-0970

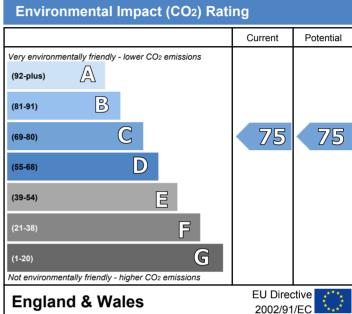
Type of assessment: SAP, new dwelling

Total floor area: 18 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	424 kWh/m² per year	424 kWh/m² per year		
Carbon dioxide emissions	1.2 tonnes per year	1.2 tonnes per year		
Lighting	£10 per year	£10 per year		
Heating	£161 per year	£161 per year		
Hot water	£155 per year	£155 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.

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Recommended measures to improve this home's energy performance

Flat A23, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2788-3000-6399-8500-0970

D 67

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: Compliant / Average / Good / Very good.

Elements		Current performance	
	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.23 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 75

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.

Low and zero carbon energy sources

None

Further measures to achieve even higher standards

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

Not applicable

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:

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- 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.

Energy Performance Certificate

CH2 2AX



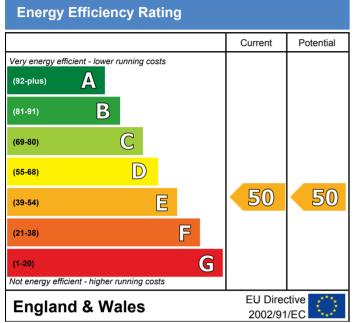
Flat A24, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Peterspan number: 8107 7088 1030 11

Reference number: 8107-7088-1039-1126-9903

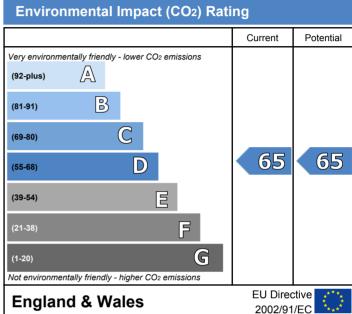
Type of assessment: SAP, new dwelling

Total floor area: 28 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	456 kWh/m² per year	456 kWh/m² per year		
Carbon dioxide emissions	1.9 tonnes per year	1.9 tonnes per year		
Lighting	£15 per year	£15 per year		
Heating	£342 per year	£342 per year		
Hot water	£175 per year	£175 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.

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Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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.elmhurstenergy.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.

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Recommended measures to improve this home's energy performance

Flat A24, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8107-7088-1039-1126-9903

E 50

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.23 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

D 65

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.

Low and zero carbon energy sources

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



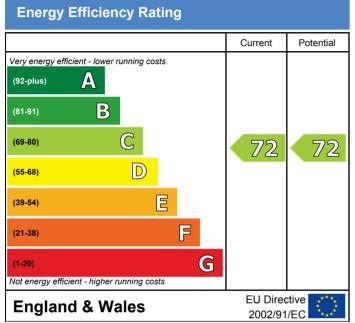
Flat A25, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 2388 1010 6330 85

Reference number: 2288-1010-6339-8500-0950

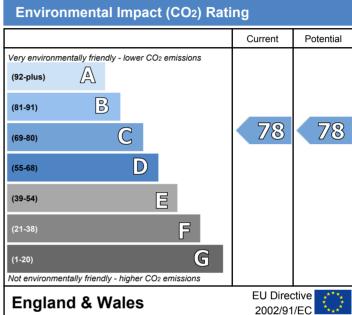
Type of assessment: SAP, new dwelling

Total floor area: 18 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	377 kWh/m² per year	377 kWh/m² per year		
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year		
Lighting	£10 per year	£10 per year		
Heating	£119 per year	£119 per year		
Hot water	£154 per year	£154 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.



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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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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.

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- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

Flat A25, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2288-1010-6339-8500-0950

C 72

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.23 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 78

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.

Low and zero carbon energy sources

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate



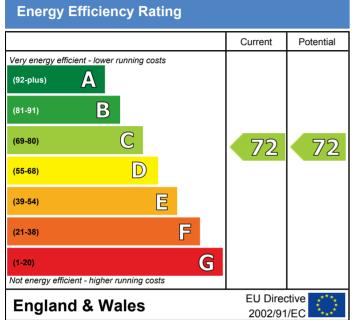
Flat A26, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 2788-2010-6339-8100-0974
CH2 2AX

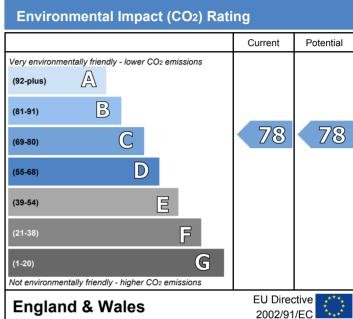
Type of assessment: SAP, new dwelling

Total floor area: 18 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	373 kWh/m² per year	373 kWh/m² per year		
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year		
Lighting	£10 per year	£10 per year		
Heating	£122 per year	£122 per year		
Hot water	£155 per year	£155 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.

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Assessor's name: Mr. John Rigby

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E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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Recommended measures to improve this home's energy performance

Flat A26, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2788-2010-6339-8100-0974

C 72

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.23 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 78

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.

Low and zero carbon energy sources

None

Further measures to achieve even higher standards

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

Not applicable

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:

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- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

Energy Performance Certificate

CH2 2AX



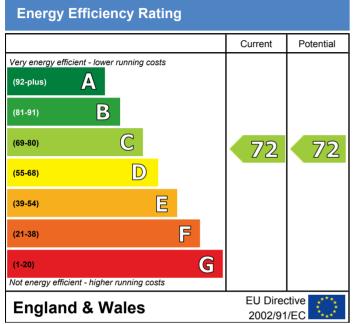
Flat A27, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 0087,3808,6103,00

Reference number: 0987-3808-6193-9020-4081

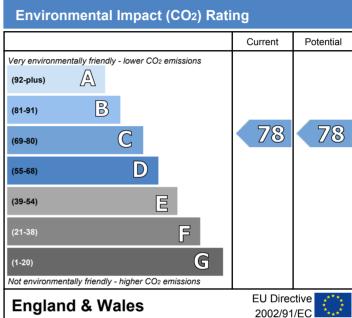
Type of assessment: SAP, new dwelling

Total floor area: 18 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	373 kWh/m² per year	373 kWh/m² per year		
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year		
Lighting	£10 per year	£10 per year		
Heating	£122 per year	£122 per year		
Hot water	£155 per year	£155 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.

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Recommended measures to improve this home's energy performance

Flat A27, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0987-3808-6193-9020-4081

C 72

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.23 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 78

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.

Low and zero carbon energy sources

None

Further measures to achieve even higher standards

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

Not applicable

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:

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- 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.

Energy Performance Certificate

CH2 2AX



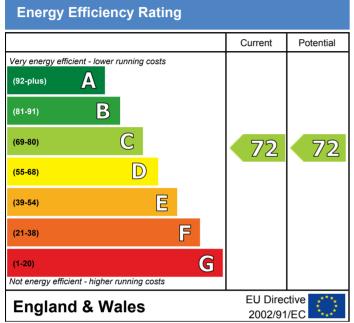
Top-floor flat Flat A28. Dwelling type: Abbeygate, 28 January 2010 Date of assessment: Victoria Road. Date of certificate: 20 September 2010 CHESTER,

0080-3808-6194-9020-1051 Reference number:

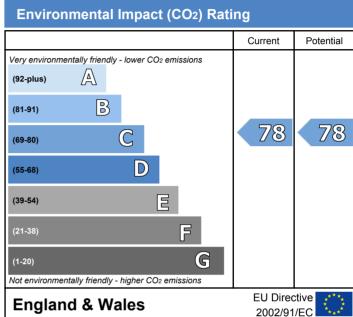
> SAP, new dwelling Type of assessment:

Total floor area: 18 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	374 kWh/m² per year	374 kWh/m² per year		
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year		
Lighting	£10 per year	£10 per year		
Heating	£120 per year	£120 per year		
Hot water	£155 per year	£155 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.



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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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.elmhurstenergy.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.

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Recommended measures to improve this home's energy performance

Flat A28, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0080-3808-6194-9020-1051

C 72

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.23 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 78

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.

Low and zero carbon energy sources

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



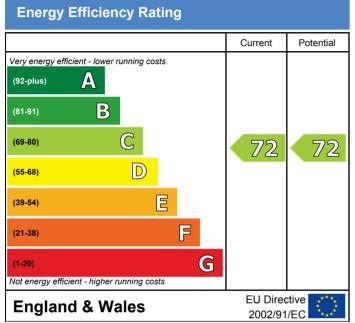
Flat A29, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 0584 3808 6106 00

Reference number: 0584-3808-6196-9020-1011

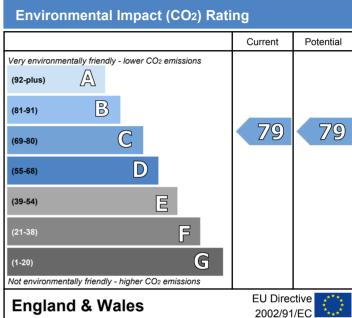
Type of assessment: SAP, new dwelling

Total floor area: 17 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	381 kWh/m² per year	381 kWh/m² per year	
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year	
Lighting	£10 per year	£10 per year	
Heating	£116 per year	£116 per year	
Hot water	£153 per year	£153 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.



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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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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.

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Recommended measures to improve this home's energy performance

Flat A29, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0584-3808-6196-9020-1011

C 72

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: Compliant / Average / Good / Very good.

	Description	Current performance	
Elements		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.23 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 79

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.

Low and zero carbon energy sources

None

Further measures to achieve even higher standards

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

- 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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



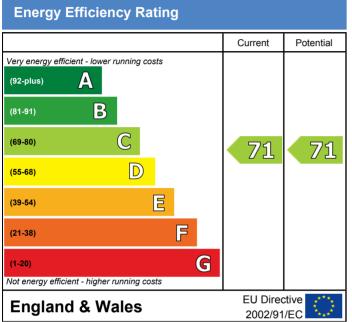
Flat A30, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Peterspan number: 8070,6030,8160,80

Reference number: 8070-6039-8160-8018-0926

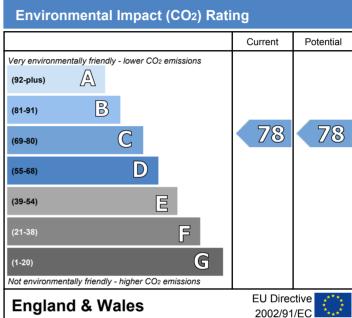
Type of assessment: SAP, new dwelling

Total floor area: 19 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	364 kWh/m² per year	364 kWh/m² per year	
Carbon dioxide emissions	1.1 tonnes per year	1.1 tonnes per year	
Lighting	£11 per year	£11 per year	
Heating	£127 per year	£127 per year	
Hot water	£157 per year	£157 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.

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Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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Recommended measures to improve this home's energy performance

Flat A30, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8070-6039-8160-8018-0926

C 71

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: Compliant / Average / Good / Very good.

Elements		Current performance	
	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.23 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 78

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

- 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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate



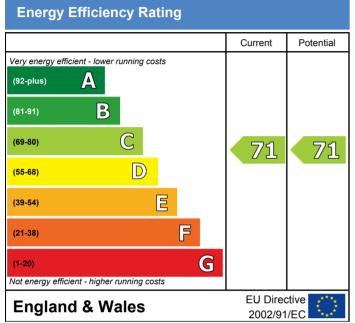
Flat A31, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 28 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 8830-6039-8200-9018-0926
CH2 2AX Reference number: 8830-6039-8200-9018-0926

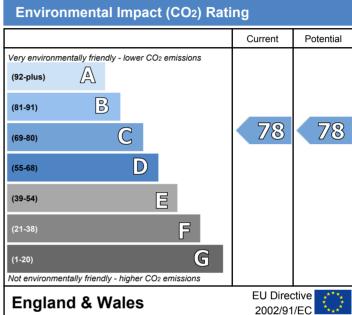
Type of assessment: SAP, new dwelling

Total floor area: 19 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	365 kWh/m² per year	365 kWh/m² per year	
Carbon dioxide emissions	1.1 tonnes per year	1.1 tonnes per year	
Lighting	£11 per year	£11 per year	
Heating	£126 per year	£126 per year	
Hot water	£157 per year	£157 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.

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Recommended measures to improve this home's energy performance

Flat A31, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8830-6039-8200-9018-0926

C 71

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.24 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.23 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average

Current energy efficiency rating

Current environmental impact (CO2) rating

C 78

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

- 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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.
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- 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.

Energy Performance Certificate

CH2 2AX



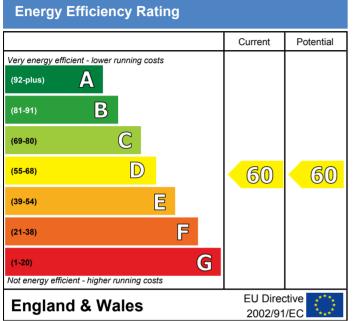
Ground-floor flat Flat B1, Dwelling type: Abbeygate, 26 January 2010 Date of assessment: Victoria Road. Date of certificate: 20 September 2010 CHESTER,

8009-0068-4039-5226-9903 Reference number:

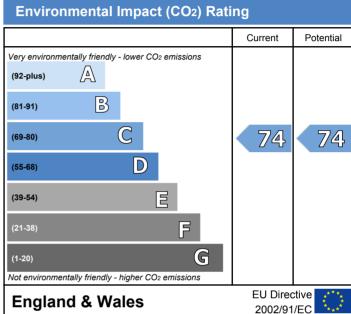
> SAP, new dwelling Type of assessment:

Total floor area: 127 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	177 kWh/m² per year	177 kWh/m² per year		
Carbon dioxide emissions	3.4 tonnes per year	3.4 tonnes per year		
Lighting	£81 per year	£81 per year		
Heating	£477 per year	£477 per year		
Hot water	£388 per year	£388 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.



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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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.elmhurstenergy.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.

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Recommended measures to improve this home's energy performance

Flat B1, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8009-0068-4039-5226-9903

D 60

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: Compliant / Average / Good / Very good.

Elements		Current performance	
	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.21 W/m²K	Good	Good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 74

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

- 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. The papers you are given by
 the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate



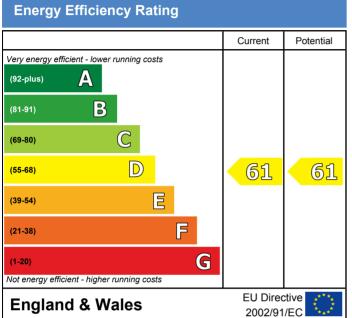
Flat B2, Dwelling type: Ground-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 3168 3030 6370 85

CHESTER, Reference number: 2168-3030-6379-8500-0900
CH2 2AX

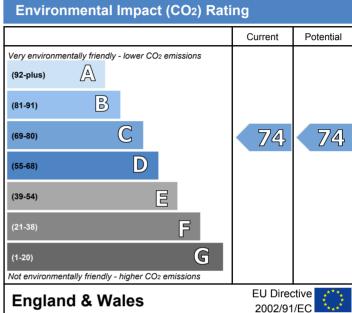
Type of assessment: SAP, new dwelling

Total floor area: 131 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	172 kWh/m² per year	172 kWh/m² per year	
Carbon dioxide emissions	3.4 tonnes per year	3.4 tonnes per year	
Lighting	£75 per year	£75 per year	
Heating	£475 per year	£475 per year	
Hot water	£393 per year	£393 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.



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Assessor's name: Mr. John Rigby

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Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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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).

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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.

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Recommended measures to improve this home's energy performance

Flat B2, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2168-3030-6379-8500-0900

D 61

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: Compliant / Average / Good / Very good.

Elements		Current performance	
	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.21 W/m²K	Good	Good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 74

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

- 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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



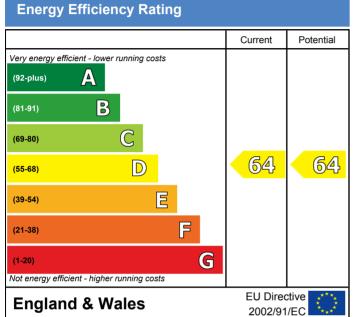
Flat B3, Dwelling type: Ground-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 0081 3806 6307 00

Reference number: 0081-3806-6397-9020-4025

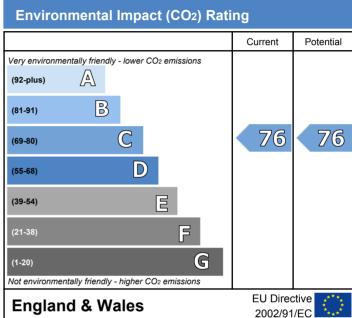
Type of assessment: SAP, new dwelling

Total floor area: 126 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	161 kWh/m² per year	161 kWh/m² per year		
Carbon dioxide emissions	3.1 tonnes per year	3.1 tonnes per year		
Lighting	£74 per year	£74 per year		
Heating	£405 per year	£405 per year		
Hot water	£376 per year	£376 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.

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Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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Recommended measures to improve this home's energy performance

Flat B3, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0081-3806-6397-9020-4025

D 64

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: Compliant / Average / Good / Very good.

Elements		Current performance	
	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.21 W/m²K	Good	Good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 76

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

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 the maximum benefit in terms of reducing energy use and CO2 emissions. The papers you are given by
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- 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.
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Energy Performance Certificate

CH2 2AX



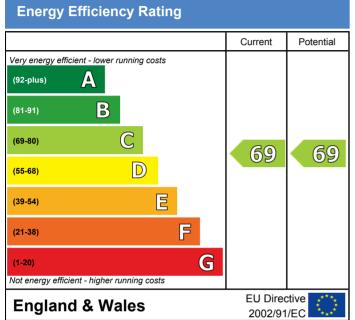
Flat B4, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 0385 3806 6307 00

Reference number: 0285-3806-6397-9020-3001

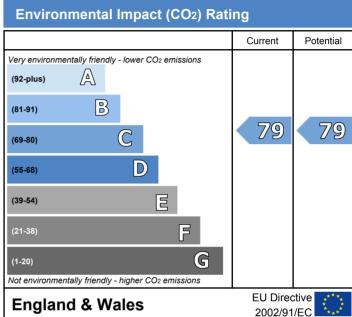
Type of assessment: SAP, new dwelling

Total floor area: 127 m²

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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	138 kWh/m² per year	138 kWh/m² per year	
Carbon dioxide emissions	2.6 tonnes per year	2.6 tonnes per year	
Lighting	£81 per year	£81 per year	
Heating	£270 per year	£270 per year	
Hot water	£388 per year	£388 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.

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Recommended measures to improve this home's energy performance

Flat B4, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0285-3806-6397-9020-3001

C 69

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: Compliant / Average / Good / Very good.

Elements		Current performance	
	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 79

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Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

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 the maximum benefit in terms of reducing energy use and CO2 emissions. The papers you are given by
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- 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.

Energy Performance Certificate



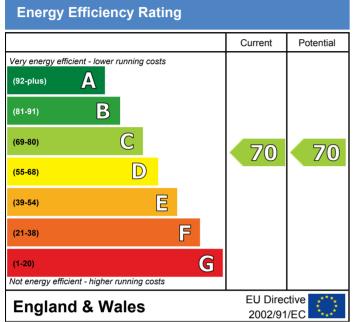
Flat B5, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 2668-5030-6389-8700-0984
CH2 2AX

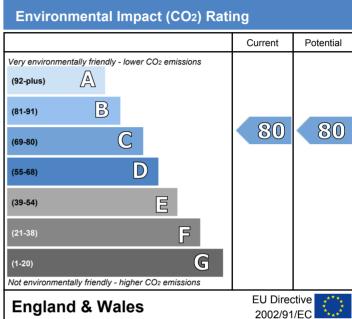
Type of assessment: SAP, new dwelling

Total floor area: 131 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	136 kWh/m² per year	136 kWh/m² per year	
Carbon dioxide emissions	2.7 tonnes per year	2.7 tonnes per year	
Lighting	£75 per year	£75 per year	
Heating	£276 per year	£276 per year	
Hot water	£393 per year	£393 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.



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About this document

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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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.elmhurstenergy.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.

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Recommended measures to improve this home's energy performance

Flat B5, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2668-5030-6389-8700-0984

C 70

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: Compliant / Average / Good / Very good.

	Description	Current performance	
Elements		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 80

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

- 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. The papers you are given by
 the builder and the warranty provider will help you in this.
- 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.
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- Close your curtains at night to reduce heat escaping through the windows.
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CH2 2AX



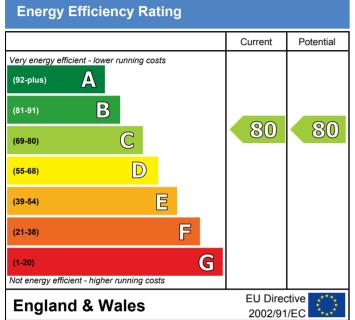
Flat B6, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Peterson number: 8000, 7068, 8030, 03

Reference number: 8009-7068-8039-0326-9903

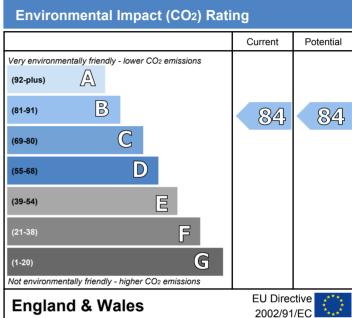
Type of assessment: SAP, new dwelling

Total floor area: 23 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	235 kWh/m² per year	235 kWh/m² per year	
Carbon dioxide emissions	0.8 tonnes per year	0.8 tonnes per year	
Lighting	£12 per year	£12 per year	
Heating	£53 per year	£53 per year	
Hot water	£166 per year	£166 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.

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Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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About the impact of buildings on the environment

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Recommended measures to improve this home's energy performance

Flat B6, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8009-7068-8039-0326-9903

C 80

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO2) rating

B 84

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by
 the builder and the warranty provider will help you in this.
- 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.
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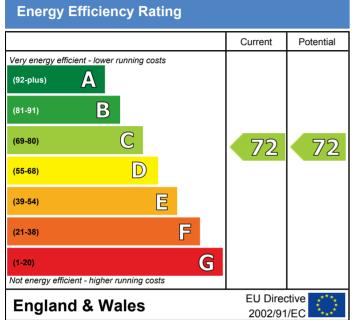
Flat B7, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 8002-7068-9039-8326-0903
CH2 2AX

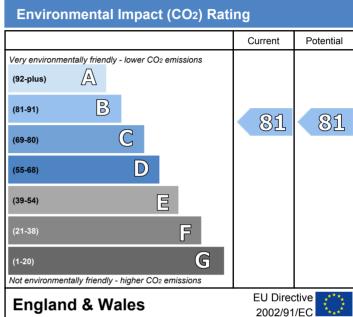
Type of assessment: SAP, new dwelling

Total floor area: 126 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	128 kWh/m² per year	128 kWh/m² per year	
Carbon dioxide emissions	2.4 tonnes per year	2.4 tonnes per year	
Lighting	£74 per year	£74 per year	
Heating	£218 per year	£218 per year	
Hot water	£387 per year	£387 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.

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About the impact of buildings on the environment

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Recommended measures to improve this home's energy performance

Flat B7, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8002-7068-9039-8326-0903

C 72

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

B 81

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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:

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 the maximum benefit in terms of reducing energy use and CO2 emissions. The papers you are given by
 the builder and the warranty provider will help you in this.
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- 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.
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CH2 2AX



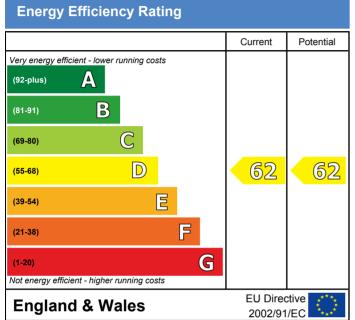
Flat B8, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 0888 3806 6400 00

Reference number: 0888-3806-6490-9020-6081

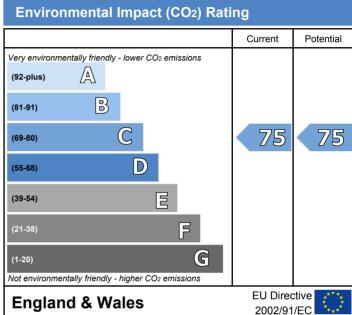
Type of assessment: SAP, new dwelling

Total floor area: 129 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	170 kWh/m² per year	170 kWh/m² per year		
Carbon dioxide emissions	3.3 tonnes per year	3.3 tonnes per year		
Lighting	£76 per year	£76 per year		
Heating	£455 per year	£455 per year		
Hot water	£390 per year	£390 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.

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Recommended measures to improve this home's energy performance

Flat B8, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0888-3806-6490-9020-6081

D 62

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: Compliant / Average / Good / Very good.

Elements		Current performance	
	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.21 W/m²K	Good	Good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 75

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Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

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- 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.

CH2 2AX



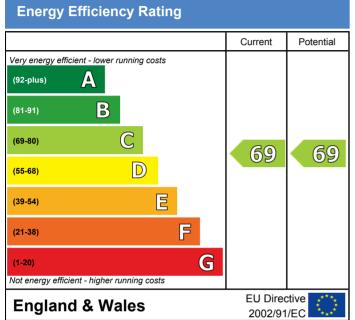
Flat B9, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Peterson number: 8360,6030,8410,10

Reference number: 8260-6039-8410-1046-0926

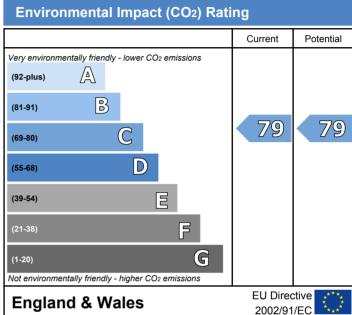
Type of assessment: SAP, new dwelling

Total floor area: 127 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	138 kWh/m² per year	138 kWh/m² per year	
Carbon dioxide emissions	2.6 tonnes per year	2.6 tonnes per year	
Lighting	£81 per year	£81 per year	
Heating	£270 per year	£270 per year	
Hot water	£388 per year	£388 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.



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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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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.

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Recommended measures to improve this home's energy performance

Flat B9, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8260-6039-8410-1046-0926

C 69

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO2) rating

C 79

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
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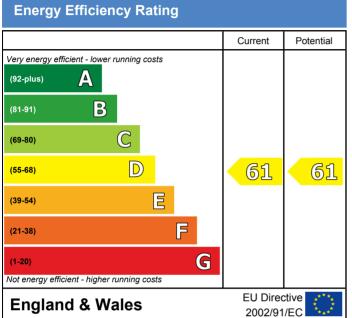
Flat B10, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 2368, 0020, 6370, 83

CHESTER, Reference number: 2268-9020-6379-8300-0904
CH2 2AX

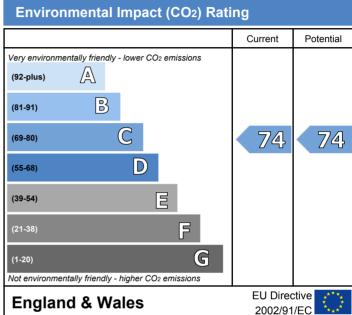
Type of assessment: SAP, new dwelling

Total floor area: 131 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	171 kWh/m² per year	171 kWh/m² per year		
Carbon dioxide emissions	3.4 tonnes per year	3.4 tonnes per year		
Lighting	£75 per year	£75 per year		
Heating	£468 per year	£468 per year		
Hot water	£393 per year	£393 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.

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Assessor's name: Mr. John Rigby

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E-mail address: john.rigby@watkinjones.com

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About the impact of buildings on the environment

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Recommended measures to improve this home's energy performance

Flat B10, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2268-9020-6379-8300-0904

D 61

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: Compliant / Average / Good / Very good.

Elements		Current performance	
	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.20 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 74

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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:

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- Close your curtains at night to reduce heat escaping through the windows.
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CH2 2AX



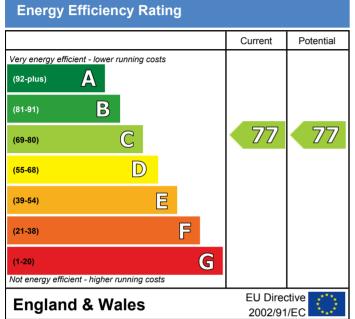
Mid-floor flat Flat B11, Dwelling type: Abbeygate, 26 January 2010 Date of assessment: Victoria Road. Date of certificate: 20 September 2010 CHESTER,

0082-3806-6392-9020-5081 Reference number:

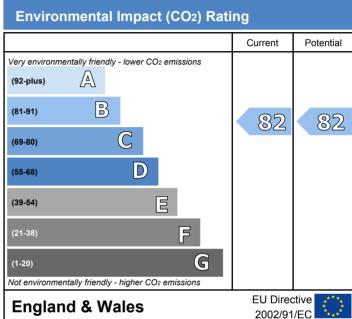
> SAP, new dwelling Type of assessment:

Total floor area: 23 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	267 kWh/m² per year	267 kWh/m² per year	
Carbon dioxide emissions	0.9 tonnes per year	0.9 tonnes per year	
Lighting	£12 per year	£12 per year	
Heating	£85 per year	£85 per year	
Hot water	£166 per year	£166 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.

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Assessor's name: Mr. John Rigby

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Phone number: 01248 362576 Fax number: 01745 538201

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Recommended measures to improve this home's energy performance

Flat B11, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0082-3806-6392-9020-5081

C 77

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: Compliant / Average / Good / Very good.

Elements		Current performance	
	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.20 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

B 82

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

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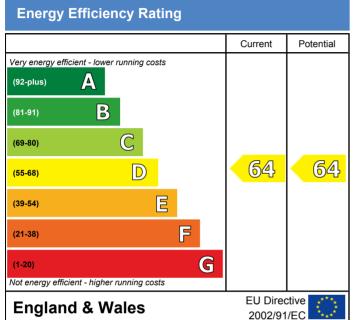
Flat B12, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 8002-0068-5039-4326-1903
CH2 2AX Reference number: 8002-0068-5039-4326-1903

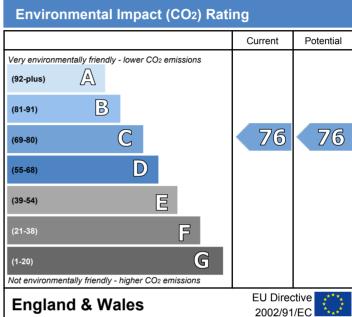
Type of assessment: SAP, new dwelling

Total floor area: 126 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	161 kWh/m² per year	161 kWh/m² per year	
Carbon dioxide emissions	3.1 tonnes per year	3.1 tonnes per year	
Lighting	£74 per year	£74 per year	
Heating	£396 per year	£396 per year	
Hot water	£387 per year	£387 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.

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Recommended measures to improve this home's energy performance

Flat B12, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8002-0068-5039-4326-1903

D 64

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: Compliant / Average / Good / Very good.

	Description	Current performance	
Elements		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.20 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 76

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

CH2 2AX



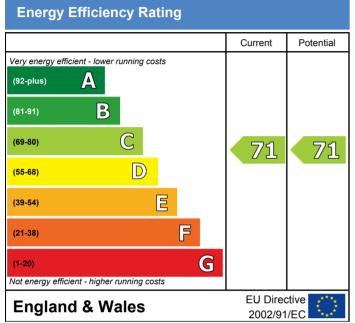
Flat B13, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 3868 2030 6350 84

Reference number: 2868-2030-6359-8400-0940

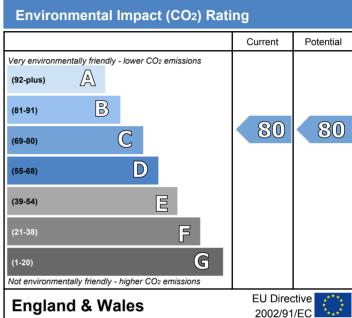
Type of assessment: SAP, new dwelling

Total floor area: 129 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	133 kWh/m² per year	133 kWh/m² per year	
Carbon dioxide emissions	2.6 tonnes per year	2.6 tonnes per year	
Lighting	£76 per year	£76 per year	
Heating	£252 per year	£252 per year	
Hot water	£390 per year	£390 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.



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About this document

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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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.elmhurstenergy.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.

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- 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 B13, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2868-2030-6359-8400-0940

C 71

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	condary heating None		-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO2) rating

C 80

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
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- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

Energy Performance Certificate

CH2 2AX



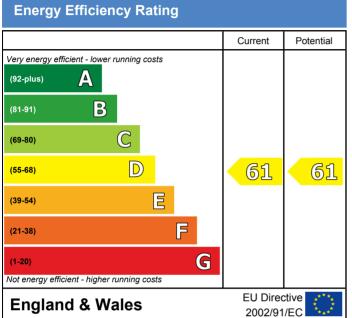
Top-floor flat Flat B14, Dwelling type: Abbeygate, 26 January 2010 Date of assessment: Victoria Road. Date of certificate: 20 September 2010 CHESTER,

2368-9030-6349-8400-0974 Reference number:

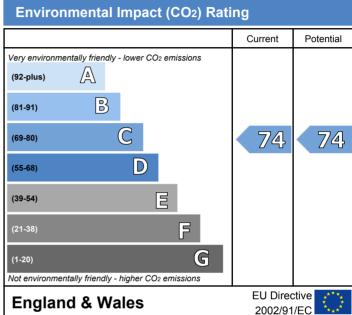
> SAP, new dwelling Type of assessment:

Total floor area: 127 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	176 kWh/m² per year 176 kWh/m² per year	
Carbon dioxide emissions	3.4 tonnes per year	3.4 tonnes per year
Lighting	£81 per year	£81 per year
Heating	£469 per year	£469 per year
Hot water	£388 per year	£388 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.



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Assessor's name: Mr. John Rigby

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Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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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.

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- 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 B14, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2368-9030-6349-8400-0974

D 61

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.20 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 74

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
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- 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.

Energy Performance Certificate

CH2 2AX



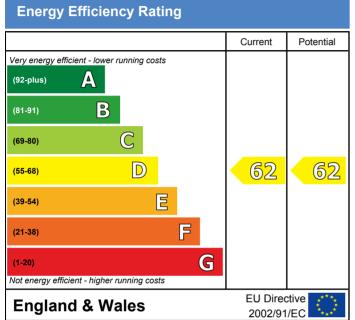
Flat B15, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 0388 3806 6306 00

Reference number: 0288-3806-6396-9020-1001

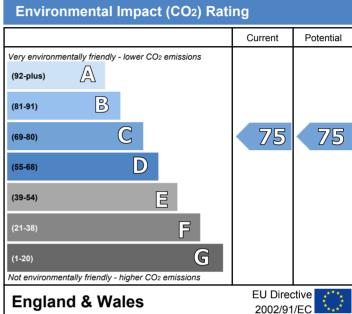
Type of assessment: SAP, new dwelling

Total floor area: 129 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	rgy use 169 kWh/m² per year 169 kWh/m² per ye	
Carbon dioxide emissions 3.3 tonnes per year		3.3 tonnes per year
Lighting	£76 per year	£76 per year
Heating	£448 per year	£448 per year
Hot water	£390 per year	£390 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.

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E-mail address: john.rigby@watkinjones.com

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- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

Flat B15, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0288-3806-6396-9020-1001

D 62

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.20 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 75

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
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- 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.

Energy Performance Certificate

CH2 2AX



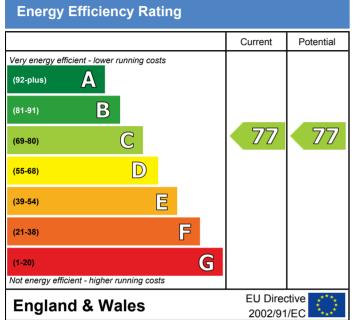
Ground-floor flat Flat C1. Dwelling type: Abbeygate, 26 January 2010 Date of assessment: Victoria Road. Date of certificate: 20 September 2010 CHESTER,

0484-3806-6491-9020-6081 Reference number:

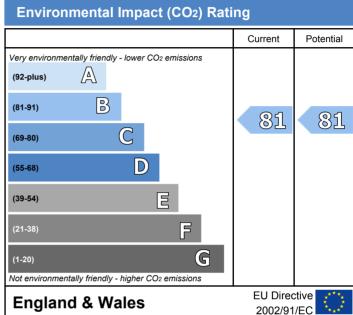
> SAP, new dwelling Type of assessment:

Total floor area: 18 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	330 kWh/m² per year	330 kWh/m² per year
Carbon dioxide emissions 0.9 tonnes per year		0.9 tonnes per year
Lighting	£9 per year	£9 per year
Heating	£82 per year	£82 per year
Hot water	£154 per year	£154 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.

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20 September 2010 RRN: 0484-3806-6491-9020-6081

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- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

Flat C1, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0484-3806-6491-9020-6081

C 77

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.21 W/m²K	Good	Good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	econdary heating None		-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO2) rating

B 81

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



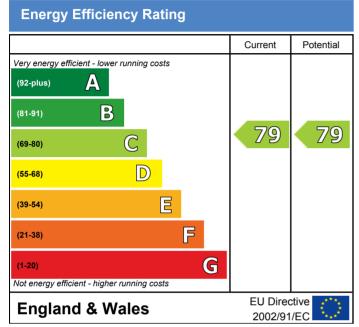
Flat C2, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Peterson number: 8570,6030,8440,10

Reference number: 8570-6039-8440-1006-0922

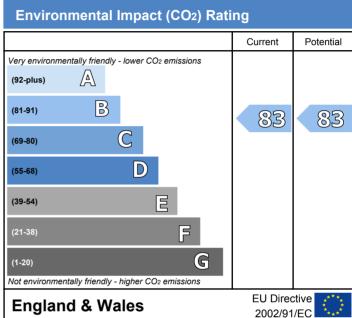
Type of assessment: SAP, new dwelling

Total floor area: 19 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 283 kWh/m² per year 283 kWh/m		283 kWh/m² per year
Carbon dioxide emissions 0.8 tonnes per year 0.8		0.8 tonnes per year
Lighting	£10 per year	£10 per year
Heating	£60 per year	£60 per year
Hot water	£157 per year	£157 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.



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About this document

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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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.elmhurstenergy.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.

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- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

Flat C2, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8570-6039-8440-1006-0922

C 79

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.21 W/m²K	Good	Good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	econdary heating None		-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

B 83

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.
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- 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.

Energy Performance Certificate

CH2 2AX



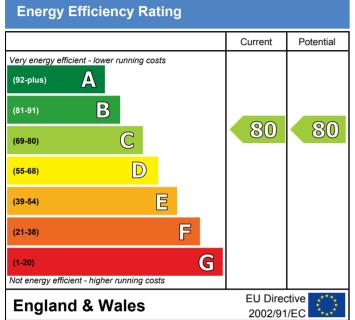
Flat C3, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deforance number: 0883 3806 6404 90

Reference number: 0883-3806-6494-9020-6021

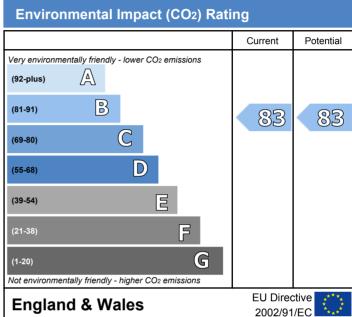
Type of assessment: SAP, new dwelling

Total floor area: 19 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 280 kWh/m² per year 280 kWh/r		280 kWh/m² per year
Carbon dioxide emissions 0.8 tonnes per year		0.8 tonnes per year
Lighting	£12 per year	£12 per year
Heating	£56 per year	£56 per year
Hot water	£157 per year	£157 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.



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Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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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.

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- · Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

Flat C3, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0883-3806-6494-9020-6021

C 80

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.21 W/m²K	Good	Good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

B 83

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate



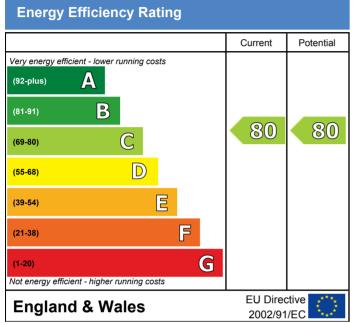
Flat C4, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 0884-3806-6291-9020-3271
CH2 2AX Reference number: 0884-3806-6291-9020-3271

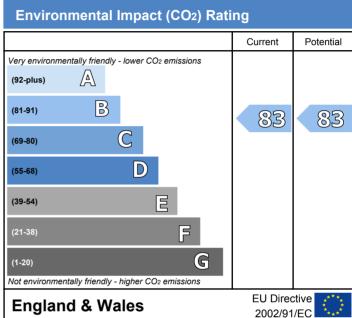
Type of assessment: SAP, new dwelling

Total floor area: 19 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	rgy use 280 kWh/m² per year 280 kWh/m² per ye	
Carbon dioxide emissions 0.8 tonnes per year 0.8 ton		0.8 tonnes per year
Lighting	£12 per year	£12 per year
Heating	£56 per year	£56 per year
Hot water	£157 per year	£157 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.

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Assessor's name: Mr. John Rigby

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E-mail address: john.rigby@watkinjones.com

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About the impact of buildings on the environment

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- 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 C4, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0884-3806-6291-9020-3271

C 80

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: Compliant / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.21 W/m²K	Good	Good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO2) rating

B 83

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



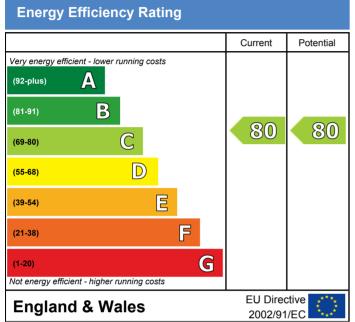
Mid-floor flat Flat C5. Dwelling type: Abbeygate, 26 January 2010 Date of assessment: Victoria Road. Date of certificate: 20 September 2010 CHESTER,

0985-3806-6494-9020-7025 Reference number:

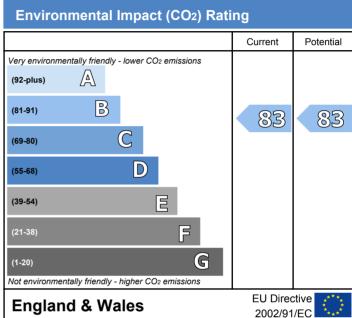
> SAP, new dwelling Type of assessment:

Total floor area: 19 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	280 kWh/m² per year	280 kWh/m² per year	
Carbon dioxide emissions	0.8 tonnes per year	0.8 tonnes per year	
Lighting	£12 per year	£12 per year	
Heating	£56 per year	£56 per year	
Hot water	£157 per year	£157 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.

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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.

- · Find how to confirm the authenticity of an energy performance certificate
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- Learn more about energy efficiency and reducing energy consumption

Flat C5, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0985-3806-6494-9020-7025

C 80

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.21 W/m²K	Good	Good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO2) rating

B 83

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



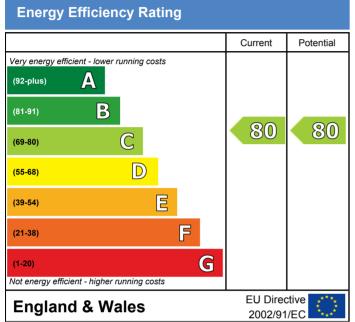
Flat C6, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010
CHESTER, Deference number: 0788 3806 6404 90

Reference number: 0788-3806-6494-9020-1005

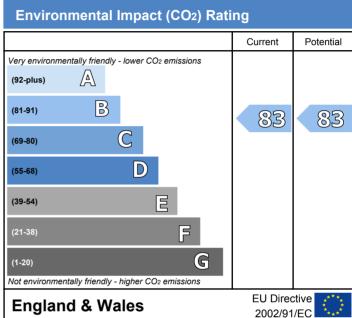
Type of assessment: SAP, new dwelling

Total floor area: 19 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 280 kWh/m² per year 280 kWh/m² per		280 kWh/m² per year
Carbon dioxide emissions	0.8 tonnes per year	0.8 tonnes per year
Lighting	Lighting £12 per year £12 per	
Heating	£56 per year	£56 per year
Hot water	£157 per year	£157 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.



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About this document

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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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.elmhurstenergy.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.

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Flat C6, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 0788-3806-6494-9020-1005

C 80

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.21 W/m²K	Good	Good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

B 83

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.
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- Close your curtains at night to reduce heat escaping through the windows.
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Energy Performance Certificate



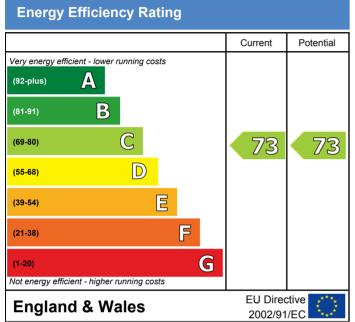
Flat C7, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 20 September 2010

CHESTER, Reference number: 8810-6039-8450-0006-0926
CH2 2AX

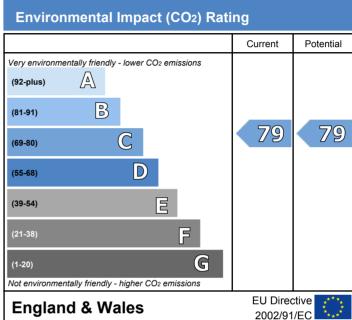
Type of assessment: SAP, new dwelling

Total floor area: 24 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	302 kWh/m² per year	302 kWh/m² per year
Carbon dioxide emissions	1.1 tonnes per year	1.1 tonnes per year
Lighting	£15 per year	£15 per year
Heating	£118 per year	£118 per year
Hot water	£166 per year	£166 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.

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Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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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).

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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.

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Flat C7, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 8810-6039-8450-0006-0926

C 73

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	Average thermal transmittance 0.21 W/m²K	Good	Good
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 79

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
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- 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.

Energy Performance Certificate

CH2 2AX



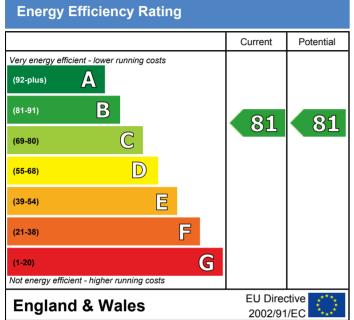
Mid-floor flat Flat C8. Dwelling type: Abbeygate, 26 January 2010 Date of assessment: Victoria Road. Date of certificate: 20 September 2010 CHESTER,

2668-3040-6359-8100-0944 Reference number:

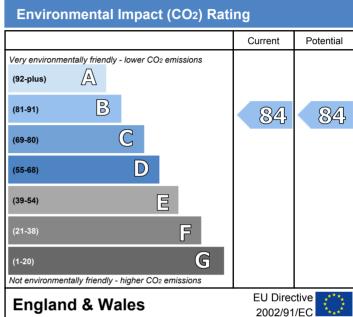
> SAP, new dwelling Type of assessment:

Total floor area: 18 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 279 kWh/m² per year 279 kWh/m² p		279 kWh/m² per year
Carbon dioxide emissions	0.7 tonnes per year	0.7 tonnes per year
£9 per year £9 p		£9 per year
Heating	£43 per year	£43 per year
Hot water	£153 per year	£153 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.

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Assessor's name: Mr. John Rigby

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Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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Flat C8, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 20 September 2010

Reference number: 2668-3040-6359-8100-0944

B 81

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	(other premises above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO2) rating

B 84

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
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Energy Performance Certificate



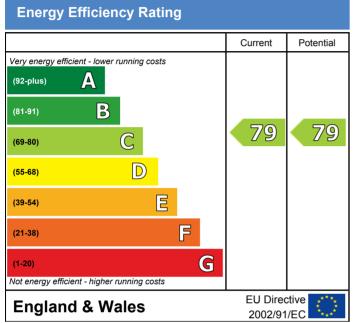
Flat C9, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 21 September 2010

CHESTER, Reference number: 8000-3068-6039-3426-6903
CH2 2AX Reference number: 8000-3068-6039-3426-6903

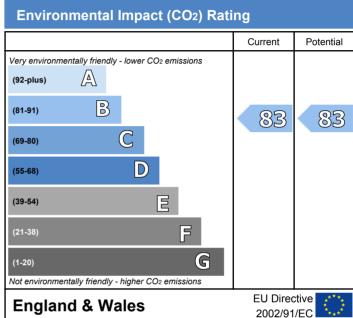
Type of assessment: SAP, new dwelling

Total floor area: 19 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 282 kWh/m² per year 282 kWh/m²		282 kWh/m² per year
Carbon dioxide emissions	0.8 tonnes per year	0.8 tonnes per year
Lighting	£12 per year	£12 per year
Heating	£58 per year	£58 per year
Hot water	£157 per year	£157 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.

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21 September 2010 RRN: 8000-3068-6039-3426-6903

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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).

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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.

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Flat C9, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 21 September 2010

Reference number: 8000-3068-6039-3426-6903

C 79

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.20 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO2) rating

B 83

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



Top-floor flat Flat C10, Dwelling type: Abbeygate, 26 January 2010 Date of assessment: Victoria Road. Date of certificate: 21 September 2010 CHESTER,

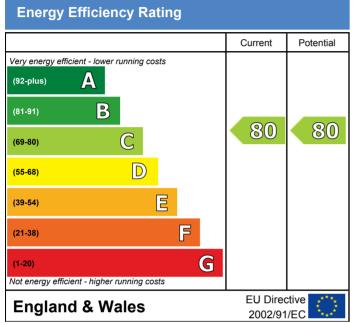
SAP, new dwelling

Type of assessment:

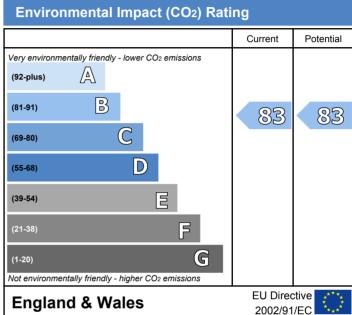
Total floor area: 19 m²

Reference number:

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.



8850-6039-8410-6046-0922

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 279 kWh/m² per year 279 kWh/m		279 kWh/m² per year
Carbon dioxide emissions	0.8 tonnes per year	0.8 tonnes per year
Lighting £12 per year £12		£12 per year
Heating	£55 per year	£55 per year
Hot water	£157 per year	£157 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.



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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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Flat C10, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 21 September 2010

Reference number: 8850-6039-8410-6046-0922

C 80

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: Compliant / Average / Good / Very good.

		Current performance	
Elements	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.20 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO2) rating

B 83

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



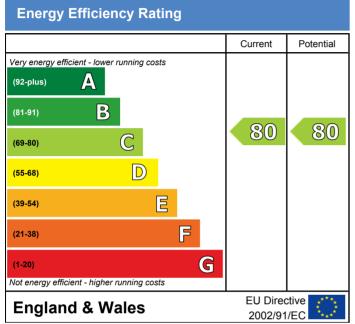
Flat C11, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 21 September 2010
CHESTER, Peterson number: 8008 7068 1030 34

Reference number: 8008-7068-1039-3426-6903

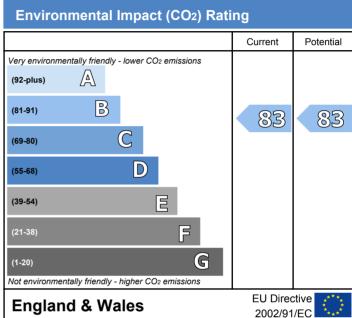
Type of assessment: SAP, new dwelling

Total floor area: 19 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 279 kWh/m² per year 279 kWh/m		279 kWh/m² per year
Carbon dioxide emissions	0.8 tonnes per year	0.8 tonnes per year
Lighting £12 per year £12		£12 per year
Heating	£55 per year	£55 per year
Hot water	£157 per year	£157 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.

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Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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Flat C11, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 21 September 2010

Reference number: 8008-7068-1039-3426-6903

C 80

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: Compliant / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.20 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

B 83

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.

Low and zero carbon energy sources

Recommendations

None

Further measures to achieve even higher standards

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

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

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- 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.

Energy Performance Certificate

CH2 2AX



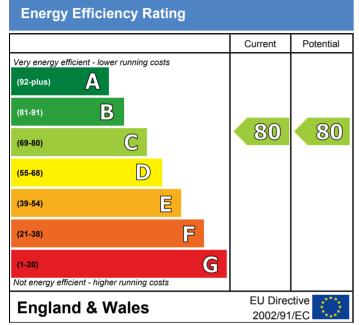
Flat C12, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 21 September 2010
CHESTER, Deference number: 0084 3806 6403 00

Reference number: 0984-3806-6492-9020-8045

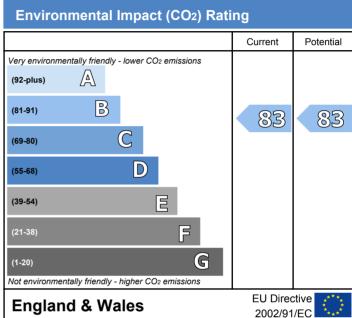
Type of assessment: SAP, new dwelling

Total floor area: 19 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	279 kWh/m² per year	279 kWh/m² per year	
Carbon dioxide emissions	0.8 tonnes per year	0.8 tonnes per year	
Lighting	£12 per year	£12 per year	
Heating	£55 per year	£55 per year	
Hot water	£157 per year	£157 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.

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Flat C12, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 21 September 2010

Reference number: 0984-3806-6492-9020-8045

C 80

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: Compliant / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.20 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

B 83

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Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Low and zero carbon energy sources

None

Further measures to achieve even higher standards

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

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- Close your curtains at night to reduce heat escaping through the windows.
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Energy Performance Certificate

CH2 2AX



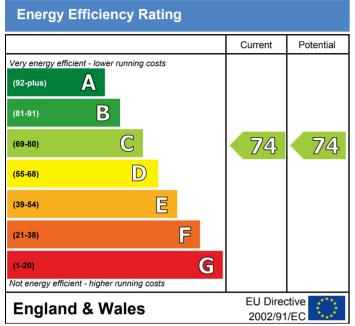
Flat C13, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 21 September 2010
CHESTER, Peterson number: 8530,6030,8430,60

Reference number: 8530-6039-8420-6086-0922

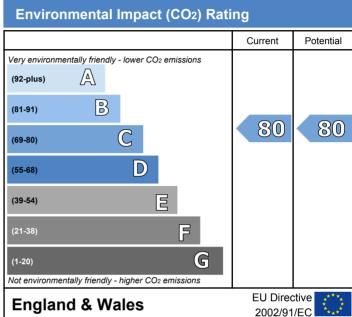
Type of assessment: SAP, new dwelling

Total floor area: 23 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	294 kWh/m² per year	294 kWh/m² per year	
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year	
Lighting	£15 per year	£15 per year	
Heating	£105 per year	£105 per year	
Hot water	£165 per year	£165 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.

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Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby

Company name/trading name: Watkin Jones Group Limited

Address: St Asaph Business Park, St Asaph, Denbighshire, LL17 0JG

Phone number: 01248 362576 Fax number: 01745 538201

E-mail address: john.rigby@watkinjones.com

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.elmhurstenergy.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

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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.

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Recommended measures to improve this home's energy performance

Flat C13, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 21 September 2010

Reference number: 8530-6039-8420-6086-0922

C 74

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: Compliant / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.20 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

C 80

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.

Low and zero carbon energy sources

None

Further measures to achieve even higher standards

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

- 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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



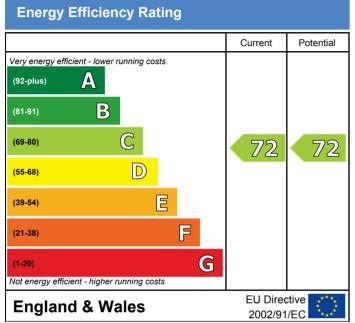
Flat C14, Dwelling type: Mid-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 21 September 2010
CHESTER, Deference number: 3668 2040 6330 83

Reference number: 2668-2040-6339-8300-0980

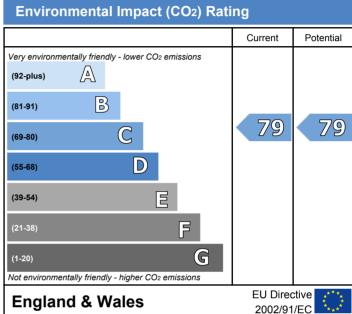
Type of assessment: SAP, new dwelling

Total floor area: 24 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	303 kWh/m² per year	303 kWh/m² per year	
Carbon dioxide emissions	1.1 tonnes per year	1.1 tonnes per year	
Lighting	£15 per year	£15 per year	
Heating	£119 per year	£119 per year	
Hot water	£166 per year	£166 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.



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E-mail address: john.rigby@watkinjones.com

Related party disclosure: No related party

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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).

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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.

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Recommended measures to improve this home's energy performance

Flat C14, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 21 September 2010

Reference number: 2668-2040-6339-8300-0980

C 72

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: Compliant / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.20 W/m²K	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO2) rating

C 79

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.

Low and zero carbon energy sources

None

Further measures to achieve even higher standards

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

- 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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

Energy Performance Certificate

CH2 2AX



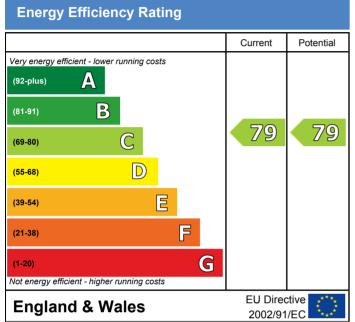
Flat C15, Dwelling type: Top-floor flat
Abbeygate, Date of assessment: 26 January 2010
Victoria Road, Date of certificate: 21 September 2010
CHESTER, Peterson number: 8430,6030,8440,000

Reference number: 8430-6039-8440-0066-0922

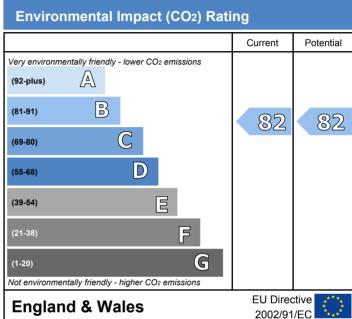
Type of assessment: SAP, new dwelling

Total floor area: 18 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	310 kWh/m² per year	310 kWh/m² per year	
Carbon dioxide emissions	0.8 tonnes per year	0.8 tonnes per year	
Lighting	£9 per year	£9 per year	
Heating	£66 per year	£66 per year	
Hot water	£153 per year	£153 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.

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Recommended measures to improve this home's energy performance

Flat C15, Abbeygate, Victoria Road, CHESTER, CH2 2AX Date of certificate: 21 September 2010

Reference number: 8430-6039-8440-0066-0922

C 79

Summary of this home's energy performance related features

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Roof	Average thermal transmittance 0.20 W/m²K	Good	Good
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Windows	Fully double glazed	Good	Good
Main heating	Room heaters, electric	Compliant	Compliant
Main heating controls	Programmer and appliance thermostats	Good	Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Compliant	Compliant
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good	Good

Current energy efficiency rating

Current environmental impact (CO₂) rating

B 82

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Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Low and zero carbon energy sources

None

Further measures to achieve even higher standards

Not applicable

About the further measures to achieve even higher standards

Not applicable

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