Energy Performance Certificate

HM Government

Flat 1 Davidson House, 3-5, Penrhyn Road, KINGSTON UPON THAMES, KT1 2BT

Dwelling type:	Ground-floor flat	**Reference number:**	8354-7838-2420-1637-8926
Date of assessment:	23 August 2014	**Type of assessment:**	SAP, new dwelling
Date of certificate:	23 August 2014	**Total floor area:**	206 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

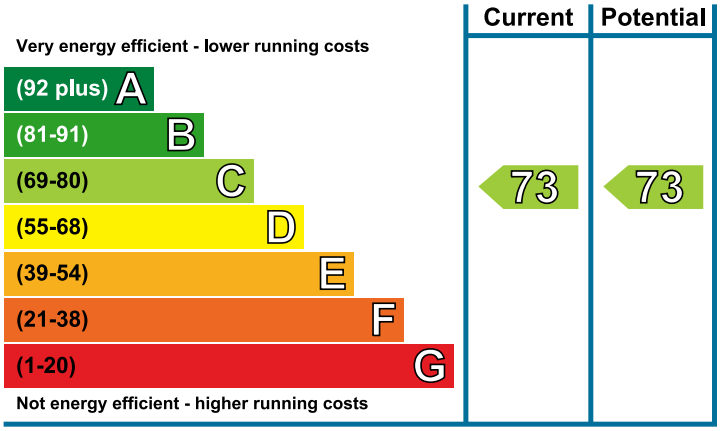
Estimated energy costs of dwelling for 3 years:	**£ 3,414**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	Not applicable
Heating	£ 2,892 over 3 years	£ 2,892 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	**£ 3,414**	**£ 3,414**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.11 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	Average thermal transmittance 0.15 W/m²K	★★★★★
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.9 m³/h.m² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 93 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power
- Solar photovoltaics

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	6,279
Water heating (kWh per year)	2,313

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems Ltd. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

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Assessor's accreditation number:	EES/006511
Assessor's name:	John Rigby
Phone number:	01248 362576
E-mail address:	john.rigby@watkinjones.com
Related party disclosure:	No related party

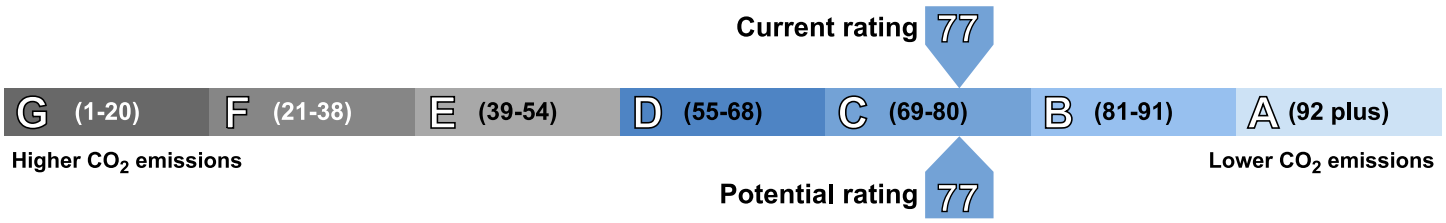
There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.3 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 2 Davidson House, 3-5, Penrhyn Road, KINGSTON UPON THAMES, KT1 2BT

Dwelling type:	Mid-floor flat	**Reference number:**	8864-7838-2470-3667-9922
Date of assessment:	23 August 2014	**Type of assessment:**	SAP, new dwelling
Date of certificate:	23 August 2014	**Total floor area:**	206 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

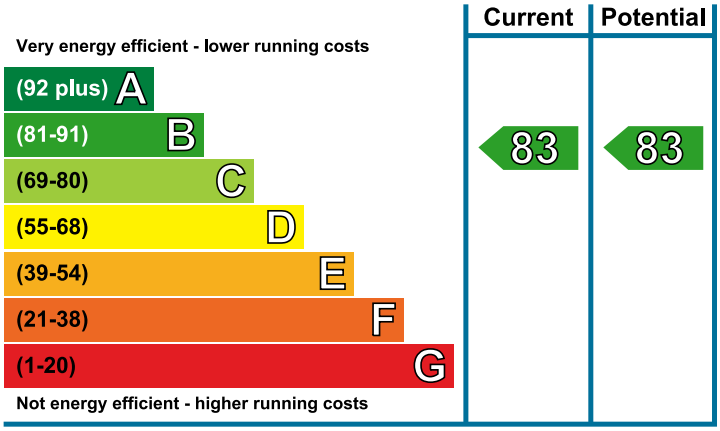
Estimated energy costs of dwelling for 3 years:	**£ 2,244**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	Not applicable
Heating	£ 1,722 over 3 years	£ 1,722 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	**£ 2,244**	**£ 2,244**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.11 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.9 m³/h.m² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 52 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power
- Solar photovoltaics

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	3,584
Water heating (kWh per year)	2,313

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

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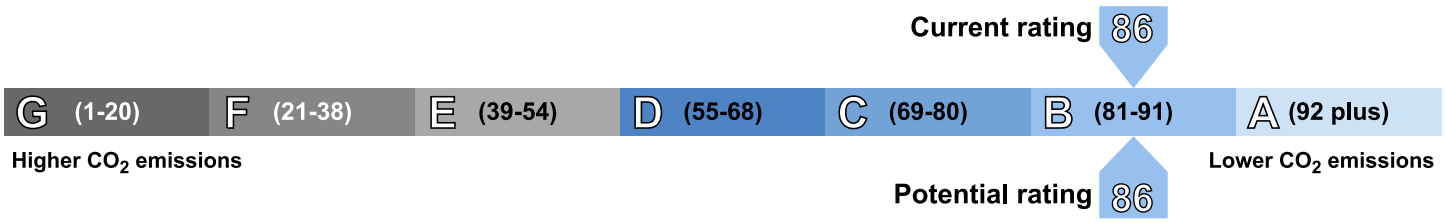
About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.9 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 3 Davidson House, 3-5, Penrhyn Road, KINGSTON UPON THAMES, KT1 2BT

Dwelling type:	Mid-floor flat	**Reference number:**	0627-3867-7488-9824-1971
Date of assessment:	23 August 2014	**Type of assessment:**	SAP, new dwelling
Date of certificate:	23 August 2014	**Total floor area:**	31 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

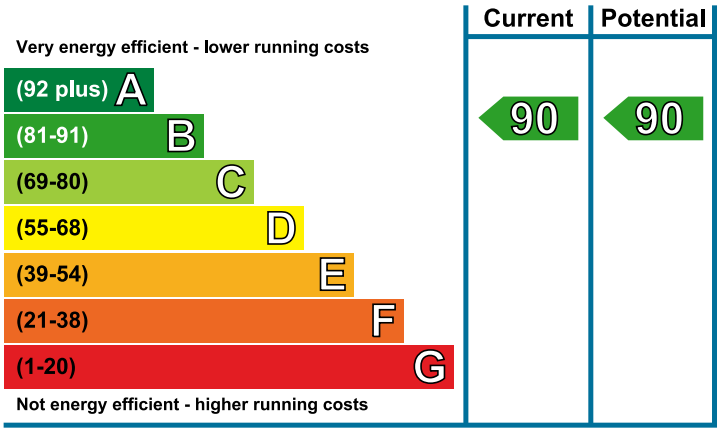
Estimated energy costs of dwelling for 3 years:	**£ 450**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 78 over 3 years	£ 78 over 3 years	Not applicable
Heating	£ 183 over 3 years	£ 183 over 3 years	
Hot Water	£ 189 over 3 years	£ 189 over 3 years	
Totals	**£ 450**	**£ 450**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.11 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.9 m³/h.m² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 38 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power
- Solar photovoltaics

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	32
Water heating (kWh per year)	1,636

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

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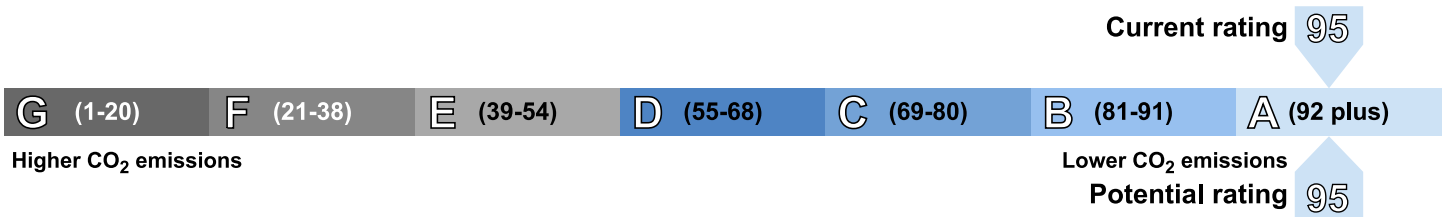
About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.2 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 4 Davidson House, 3-5, Penrhyn Road, KINGSTON UPON THAMES, KT1 2BT

Dwelling type:	Mid-floor flat	**Reference number:**	8044-7838-2490-7637-9922
Date of assessment:	23 August 2014	**Type of assessment:**	SAP, new dwelling
Date of certificate:	23 August 2014	**Total floor area:**	161 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

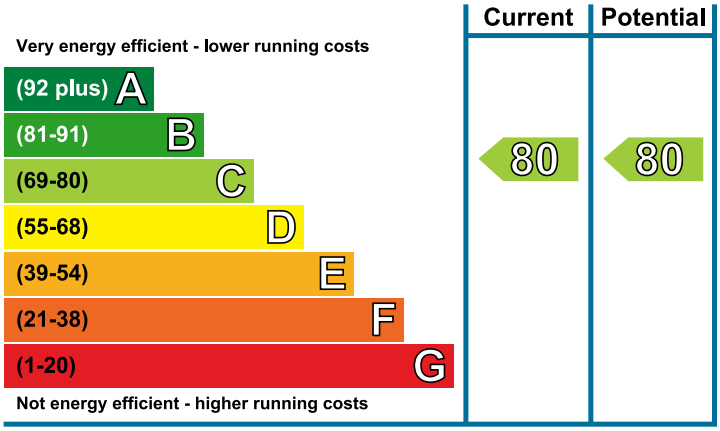
Estimated energy costs of dwelling for 3 years:	**£ 2,052**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	Not applicable
Heating	£ 1,560 over 3 years	£ 1,560 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	**£ 2,052**	**£ 2,052**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.11 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.9 m³/h.m² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 64 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power
- Solar photovoltaics

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	3,209
Water heating (kWh per year)	2,291

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

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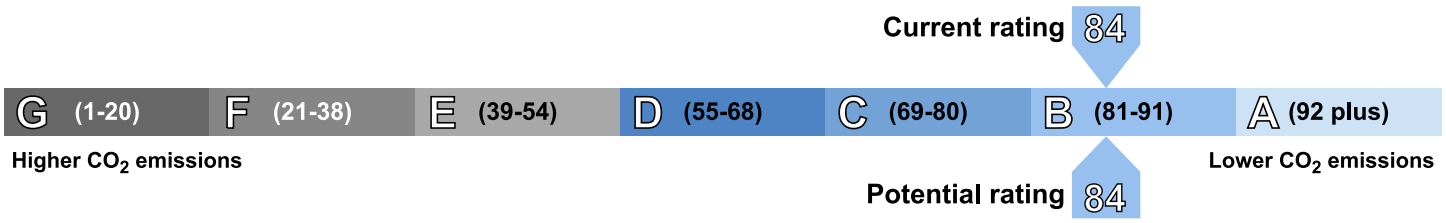
About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.8 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 5 Davidson House, 3-5, Penrhyn Road, KINGSTON UPON THAMES, KT1 2BT

Dwelling type:	Mid-floor flat	**Reference number:**	0424-3867-7580-9824-2915
Date of assessment:	23 August 2014	**Type of assessment:**	SAP, new dwelling
Date of certificate:	23 August 2014	**Total floor area:**	206 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

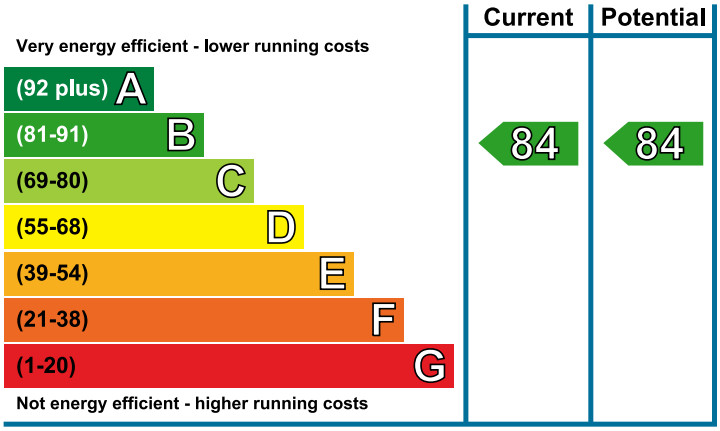
Estimated energy costs of dwelling for 3 years:	**£ 2,109**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	Not applicable
Heating	£ 1,587 over 3 years	£ 1,587 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	**£ 2,109**	**£ 2,109**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.11 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 3.9 m³/h.m² (as tested)	★★★★☆

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.

Current primary energy use per square metre of floor area: 48 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power
- Solar photovoltaics

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	3,268
Water heating (kWh per year)	2,313

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

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E-mail address:	john.rigby@watkinjones.com
Related party disclosure:	No related party

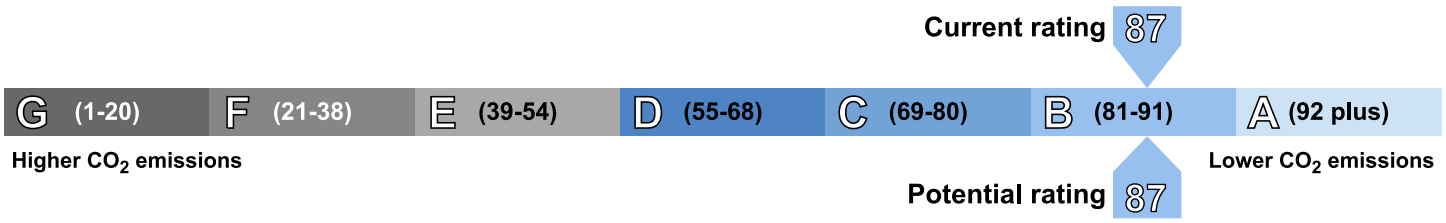
There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.7 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 6 Davidson House, 3-5, Penrhyn Road, KINGSTON UPON THAMES, KT1 2BT

Dwelling type:	Mid-floor flat	**Reference number:**	8864-7838-2500-8647-9926
Date of assessment:	23 August 2014	**Type of assessment:**	SAP, new dwelling
Date of certificate:	23 August 2014	**Total floor area:**	31 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

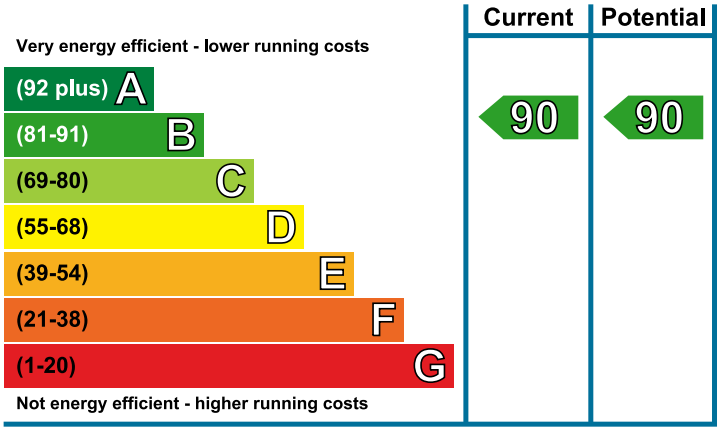
Estimated energy costs of dwelling for 3 years:	**£ 450**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 78 over 3 years	£ 78 over 3 years	Not applicable
Heating	£ 183 over 3 years	£ 183 over 3 years	
Hot Water	£ 189 over 3 years	£ 189 over 3 years	
Totals	**£ 450**	**£ 450**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.11 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.9 m³/h.m² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 33 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power
- Solar photovoltaics

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	32
Water heating (kWh per year)	1,636

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

About this document and the data in it

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Assessor's accreditation number:	EES/006511
Assessor's name:	John Rigby
Phone number:	01248 362576
E-mail address:	john.rigby@watkinjones.com
Related party disclosure:	No related party

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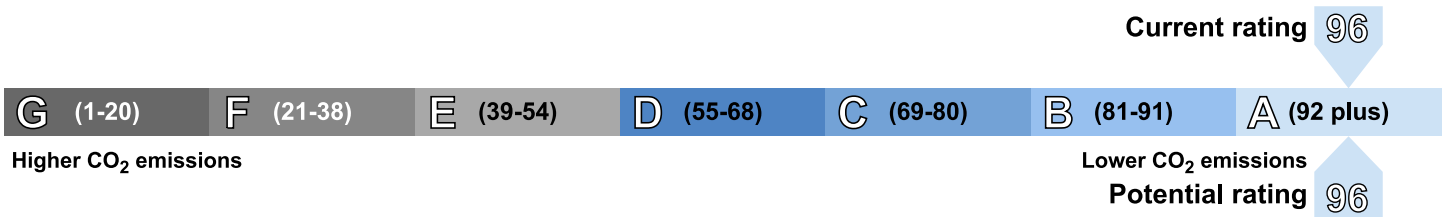
One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.2 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 7 Davidson House, 3-5, Penrhyn Road, KINGSTON UPON THAMES, KT1 2BT

Dwelling type:	Mid-floor flat	**Reference number:**	0520-3867-7582-9824-1935
Date of assessment:	23 August 2014	**Type of assessment:**	SAP, new dwelling
Date of certificate:	23 August 2014	**Total floor area:**	161 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

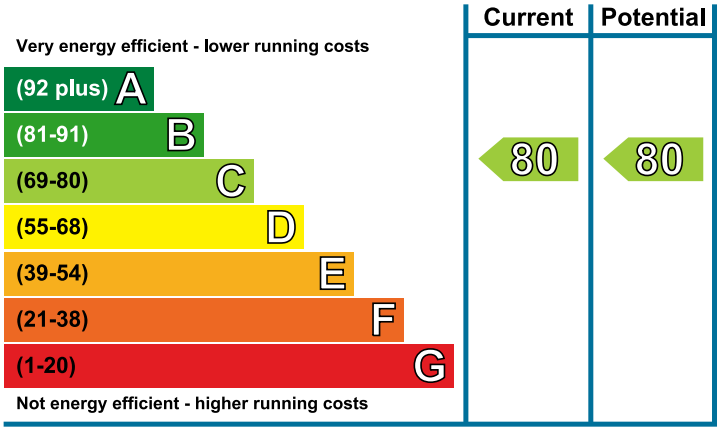
Estimated energy costs of dwelling for 3 years:	**£ 2,055**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	Not applicable
Heating	£ 1,563 over 3 years	£ 1,563 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	**£ 2,055**	**£ 2,055**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.11 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.9 m³/h.m² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 64 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power
- Solar photovoltaics

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	3,217
Water heating (kWh per year)	2,291

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

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Assessor's accreditation number:	EES/006511
Assessor's name:	John Rigby
Phone number:	01248 362576
E-mail address:	john.rigby@watkinjones.com
Related party disclosure:	No related party

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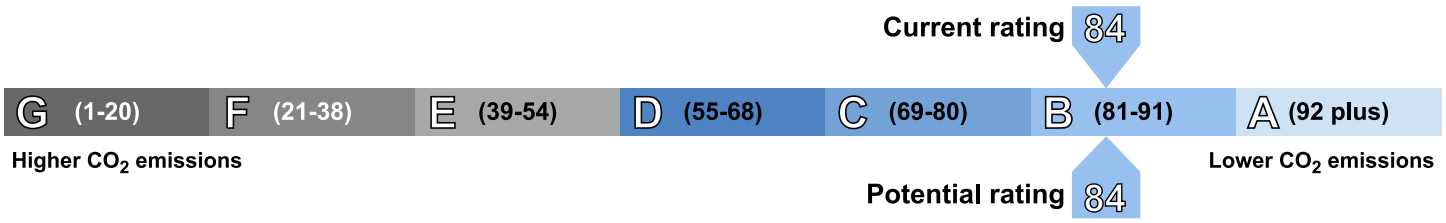
About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.8 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 8 Davidson House, 3-5, Penrhyn Road, KINGSTON UPON THAMES, KT1 2BT

Dwelling type:	Mid-floor flat	**Reference number:**	2678-0059-7358-2764-8920
Date of assessment:	23 August 2014	**Type of assessment:**	SAP, new dwelling
Date of certificate:	23 August 2014	**Total floor area:**	206 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

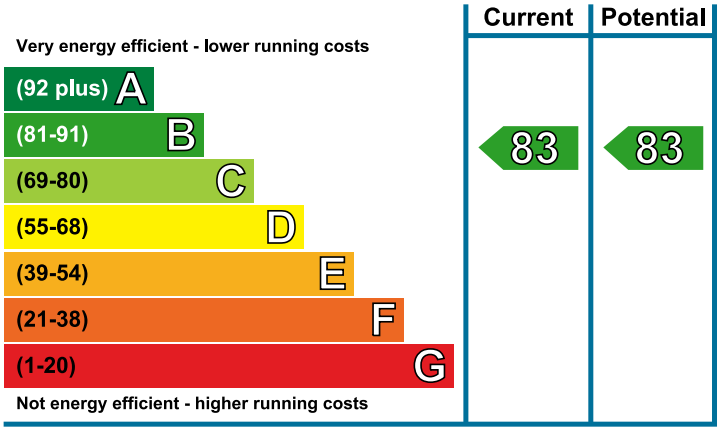
Estimated energy costs of dwelling for 3 years:	**£ 2,181**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	Not applicable
Heating	£ 1,659 over 3 years	£ 1,659 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	**£ 2,181**	**£ 2,181**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.11 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.9 m³/h.m² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 50 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power
- Solar photovoltaics

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	3,438
Water heating (kWh per year)	2,313

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

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Assessor's name:	John Rigby
Phone number:	01248 362576
E-mail address:	john.rigby@watkinjones.com
Related party disclosure:	No related party

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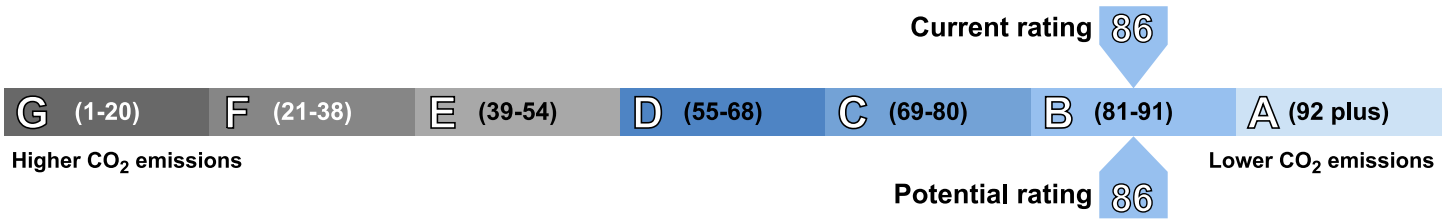
One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.8 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 9 Davidson House, 3-5, Penrhyn Road, KINGSTON UPON THAMES, KT1 2BT

Dwelling type:	Mid-floor flat	**Reference number:**	8906-2872-5639-8527-2843
Date of assessment:	23 August 2014	**Type of assessment:**	SAP, new dwelling
Date of certificate:	23 August 2014	**Total floor area:**	31 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

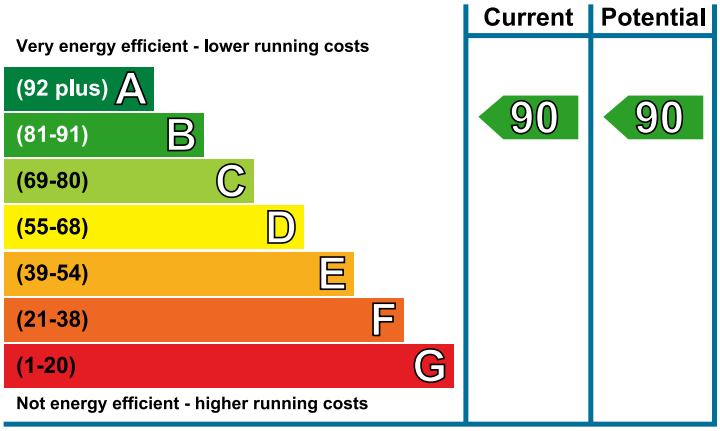
Estimated energy costs of dwelling for 3 years:	**£ 450**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 78 over 3 years	£ 78 over 3 years	Not applicable
Heating	£ 183 over 3 years	£ 183 over 3 years	
Hot Water	£ 189 over 3 years	£ 189 over 3 years	
Totals	**£ 450**	**£ 450**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.11 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.9 m³/h.m² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 38 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power
- Solar photovoltaics

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	32
Water heating (kWh per year)	1,636

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

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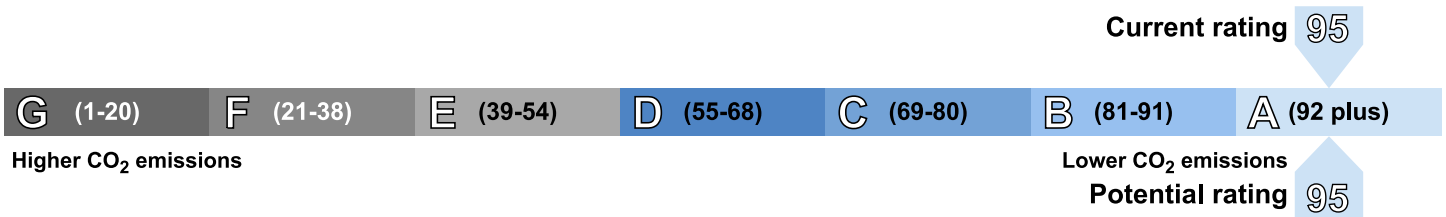


Energy Performance Certificate

HM Government

Flat 10 Davidson House, 3-5, Penrhyn Road, KINGSTON UPON THAMES, KT1 2BT

Dwelling type:	Mid-floor flat	**Reference number:**	0922-3867-7482-9824-6885
Date of assessment:	23 August 2014	**Type of assessment:**	SAP, new dwelling
Date of certificate:	23 August 2014	**Total floor area:**	161 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

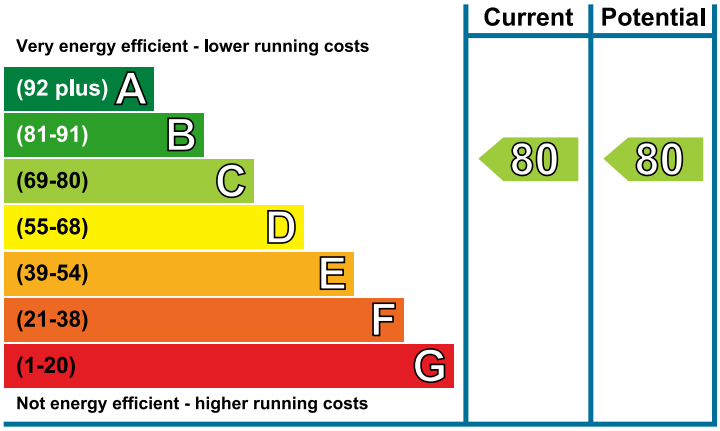
Estimated energy costs of dwelling for 3 years:	**£ 2,055**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	Not applicable
Heating	£ 1,563 over 3 years	£ 1,563 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	**£ 2,055**	**£ 2,055**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.11 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.9 m³/h.m² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 65 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power
- Solar photovoltaics

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	3,218
Water heating (kWh per year)	2,291

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

About this document and the data in it

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Assessor's accreditation number:	EES/006511
Assessor's name:	John Rigby
Phone number:	01248 362576
E-mail address:	john.rigby@watkinjones.com
Related party disclosure:	No related party

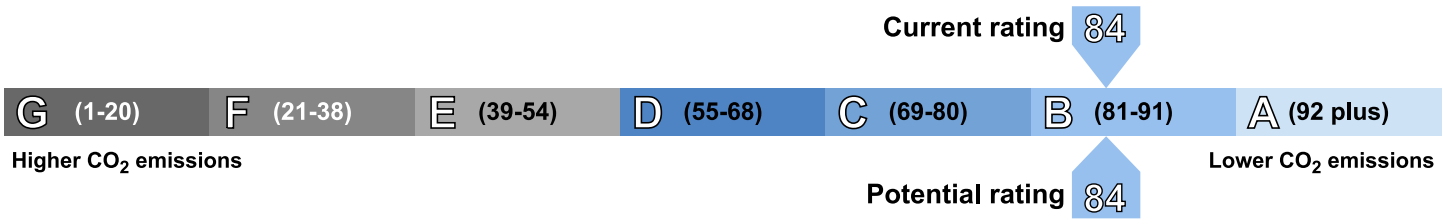
There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.8 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 11 Davidson House, 3-5, Penrhyn Road, KINGSTON UPON THAMES, KT1 2BT

Dwelling type:	Top-floor flat	**Reference number:**	8802-2872-4639-5427-5843
Date of assessment:	23 August 2014	**Type of assessment:**	SAP, new dwelling
Date of certificate:	23 August 2014	**Total floor area:**	206 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

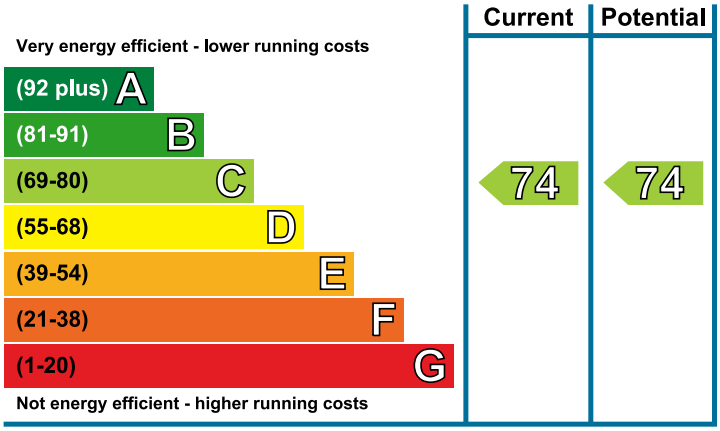
Estimated energy costs of dwelling for 3 years:	**£ 3,336**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	Not applicable
Heating	£ 2,814 over 3 years	£ 2,814 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	**£ 3,336**	**£ 3,336**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.11 W/m²K	★★★★★
Roof	Average thermal transmittance 0.16 W/m²K	★★★★☆
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.9 m³/h.m² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 90 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power
- Solar photovoltaics

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	6,100
Water heating (kWh per year)	2,313

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

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Assessor's name:	John Rigby
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E-mail address:	john.rigby@watkinjones.com
Related party disclosure:	No related party

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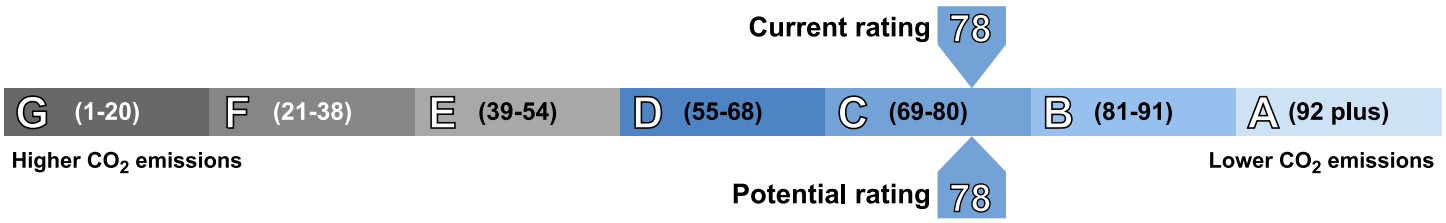
About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.2 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 12 Davidson House, 3-5, Penrhyn Road, KINGSTON UPON THAMES, KT1 2BT

Dwelling type:	Mid-floor flat	**Reference number:**	8905-6872-0639-6427-7843
Date of assessment:	23 August 2014	**Type of assessment:**	SAP, new dwelling
Date of certificate:	23 August 2014	**Total floor area:**	31 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

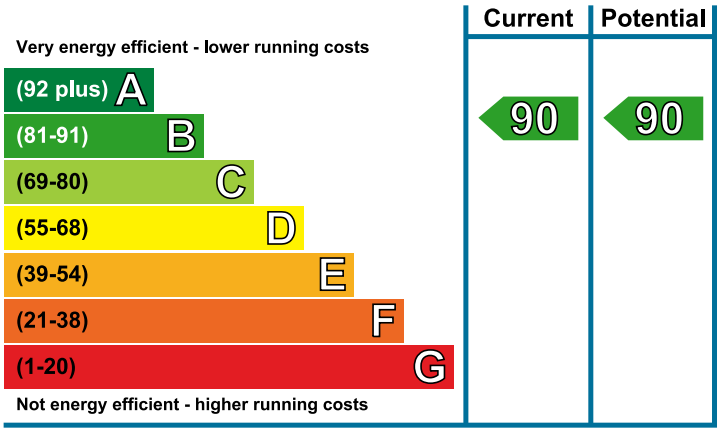
Estimated energy costs of dwelling for 3 years:	**£ 450**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 78 over 3 years	£ 78 over 3 years	Not applicable
Heating	£ 183 over 3 years	£ 183 over 3 years	
Hot Water	£ 189 over 3 years	£ 189 over 3 years	
Totals	**£ 450**	**£ 450**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.11 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.9 m³/h.m² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 38 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power
- Solar photovoltaics

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	32
Water heating (kWh per year)	1,636

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

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Assessor's name:	John Rigby
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Related party disclosure:	No related party

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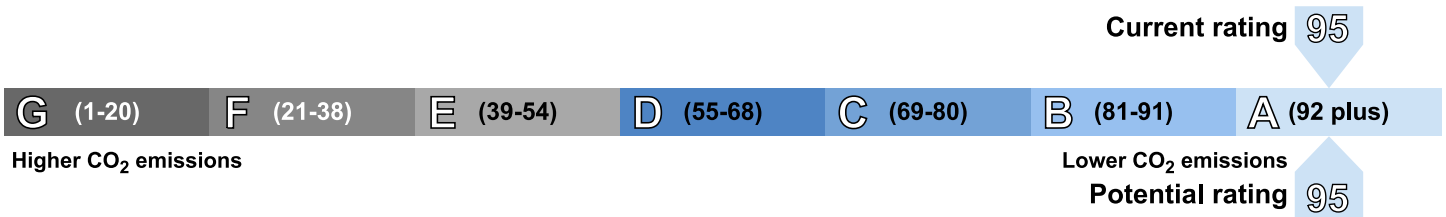
About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.2 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 13 Davidson House, 3-5, Penrhyn Road, KINGSTON UPON THAMES, KT1 2BT

Dwelling type:	Mid-floor flat	**Reference number:**	8900-7872-4639-6427-0843
Date of assessment:	23 August 2014	**Type of assessment:**	SAP, new dwelling
Date of certificate:	23 August 2014	**Total floor area:**	161 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

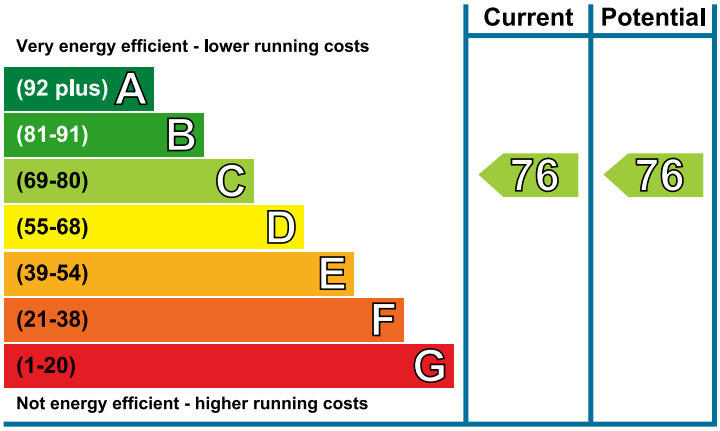
Estimated energy costs of dwelling for 3 years:	**£ 2,466**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	Not applicable
Heating	£ 1,974 over 3 years	£ 1,974 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	**£ 2,466**	**£ 2,466**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.11 W/m²K	★★★★★
Roof	Average thermal transmittance 0.16 W/m²K	★★★★☆
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.9 m³/h.m² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 83 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power
- Solar photovoltaics

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	4,166
Water heating (kWh per year)	2,291

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

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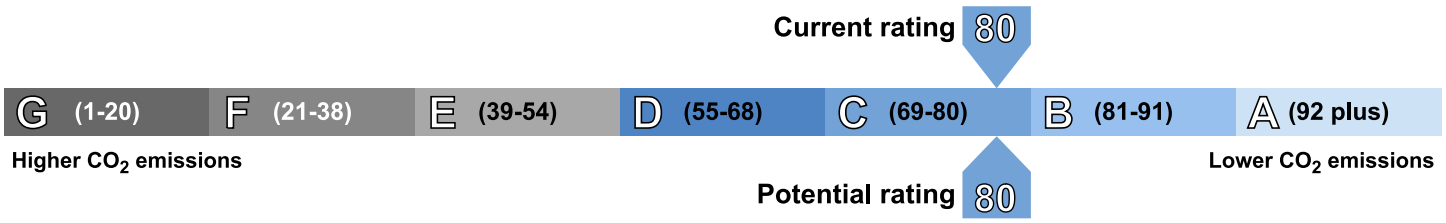
About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 2.3 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 14 Davidson House, 3-5, Penrhyn Road, KINGSTON UPON THAMES, KT1 2BT

Dwelling type:	Top-floor flat	**Reference number:**	0724-3867-7485-9824-7961
Date of assessment:	23 August 2014	**Type of assessment:**	SAP, new dwelling
Date of certificate:	23 August 2014	**Total floor area:**	120 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

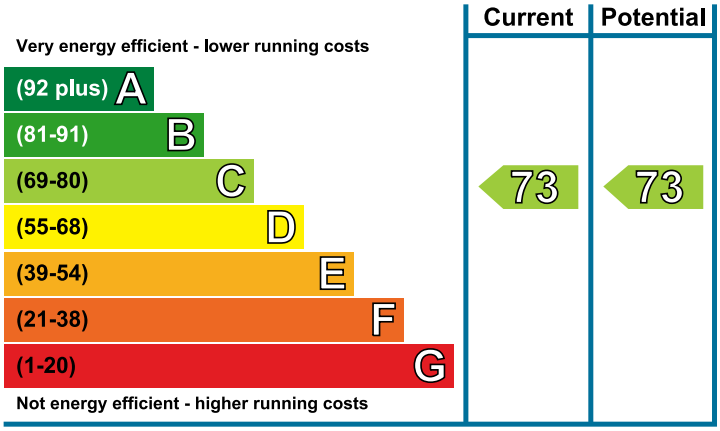
Estimated energy costs of dwelling for 3 years:	**£ 2,217**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	Not applicable
Heating	£ 1,764 over 3 years	£ 1,764 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	**£ 2,217**	**£ 2,217**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.11 W/m²K	★★★★★
Roof	Average thermal transmittance 0.16 W/m²K	★★★★☆
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.9 m³/h.m² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 102 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power
- Solar photovoltaics

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	3,682
Water heating (kWh per year)	2,258

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

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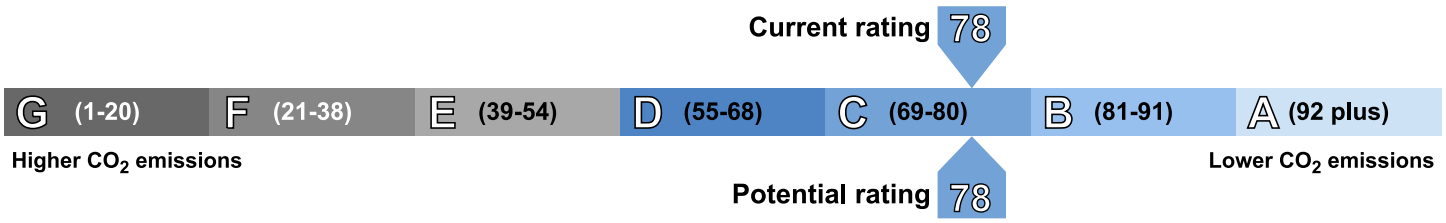

Recommendation Report

HM Government

Report Reference Number: 0980-0949-3149-4907-0006

3-5 Penrhyn Road
KINGSTON UPON THAMES
KT1 2BT

Building Type(s): Office

ADMINISTRATIVE INFORMATION	
Issue Date:	10 Mar 2011
Valid Until:	09 Mar 2021 (*)
Total Useful Floor Area (m^2):	1484
Calculation Tool Used:	DesignBuilder SBEM v2.3.6 using calculation engine SBEM v3.5.b.0
Property Reference:	844109930000
Energy Performance Certificate for the property is contained in Report Reference Number: 9834-3097-0194-0900-9005	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Lee Pegler
Employer/Trading Name:	Burcote
Employer/Trading Address:	15 Furzton LakeShirwell CrescentFurzton
Assessor Number:	STRO001822
Accreditation scheme:	Stroma Accreditation Ltd
Related Party Disclosure:	Not related to the owner

(*) Unless superseded by a later recommendation report

Table of Contents

1. Background

Statutory Instrument 2007 No. 991, *The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007*, as amended, transposes the requirements of Articles 7.2 and 7.3 of the Energy Performance of Buildings Directive 2002/91/EC.

This report is a Recommendation Report as required under regulations 16(2)(a) and 19 of the Statutory Instrument SI 2007:991.

This section provides general information regarding the building:

Total Useful Floor Area (m^2):	1484
Building Environment:	Heating and Natural Ventilation

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool DesignBuilder SBEM v2.3.6 using calculation engine SBEM v3.5.b.0 .

In accordance with Government's current guidance, the Energy Assessor did undertake a walk around survey of the building prior to producing this Recommendation Report.

3. Recommendations

The following sections list recommendations selected by the energy assessor for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

a) Recommendations with a short payback

This section lists recommendations with a payback of less than 3 years:

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Replace tungsten GLS spotlights with low-voltage tungsten halogen: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	HIGH
Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM
Improve insulation on HWS storage.	LOW
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
Add time control to HWS secondary circulation.	LOW

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

Recommendation	Potential impact
Add optimum start/stop to the heating system.	MEDIUM
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	LOW
Some walls have uninsulated cavities - introduce cavity wall insulation.	MEDIUM
Some windows have high U-values - consider installing secondary glazing.	MEDIUM

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

Recommendation	Potential impact
Add weather compensation controls to heating system.	MEDIUM
Some loft spaces are poorly insulated - install/improve insulation.	MEDIUM
Add local time control to heating system.	LOW
Consider replacing heating boiler plant with a condensing type.	MEDIUM
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM

d) Other recommendations

This section lists other recommendations selected by the energy assessor, based on an understanding of the building, and / or based on a valid existing energy report.

No recommendations defined by the energy assessor have been identified

4. Next steps

a) Your Recommendation Report

As the building occupier, regulation 10(1) of SI 2007:991 requires that an Energy Performance Certificate *"must be accompanied by a recommendation report".*

You must be able to produce a copy of this Recommendation Report within seven days if requested by an Enforcement Authority under regulation 39 of SI 2007:991.

This Recommendation Report has also been lodged on the Government's central register. Access to the report, to the data used to compile the report, and to previous similar documents relating to the same building can be obtained by request through the Non-Dwellings Register (www.epcregister.com) using the report reference number of this document.

b) Implementing recommendations

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically produced a set of recommendations, which the Energy Assessor has reviewed in the light of his / her knowledge of the building and its use. The Energy Assessor may have comments on the recommendations based on his / her knowledge of the building and its use. The Energy Assessor may have inserted additional measures in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional recommendations.

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

c) Legal disclaimer

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

d) Complaints

Details of the assessor and the relevant accreditation scheme are on this report and the energy performance certificate. You can get contact details of the accreditation scheme from our website at www.communities.gov.uk/epbd, together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

5. Glossary

a) Payback

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

b) Carbon impact

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would have most impact on carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

c) Valid report

A valid report is a report that has been:

- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through a Government Approved Accreditation Scheme
- Lodged on the Register operated by or on behalf of the Secretary of State.

Energy Performance Certificate

Non-Domestic Building

HM Government

3-5 Penrhyn Road
KINGSTON UPON THAMES
KT1 2BT

Certificate Reference Number:
9834-3097-0194-0900-9005

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	1484
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$):	67.84

Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built

82 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software:	DesignBuilder SBEM v2.3.6 using calculation engine SBEM v3.5.b.0
Property Reference:	844109930000
Assessor Name:	Lee Pegler
Assessor Number:	STRO001822
Accreditation Scheme:	Stroma Accreditation Ltd
Employer/Trading Name:	Burcote
Employer/Trading Address:	15 Furzton LakeShirwell CrescentFurzton
Issue Date:	10 Mar 2011
Valid Until:	09 Mar 2021 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0980-0949-3149-4907-0006

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

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

CARBON TRUST

For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit **www.carbontrust.co.uk** or call us on **0800 085 2005**