

Energy Performance Certificate



Sleath Farmhouse, Llangua, ABERGAVENNY, NP7 8HD

Dwelling type: Detached house **Reference number:** 8891-0010-7339-8707-5923
Date of assessment: 09 November 2012 **Type of assessment:** SAP, new dwelling
Date of certificate: 09 November 2012 **Total floor area:** 291 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 5,772

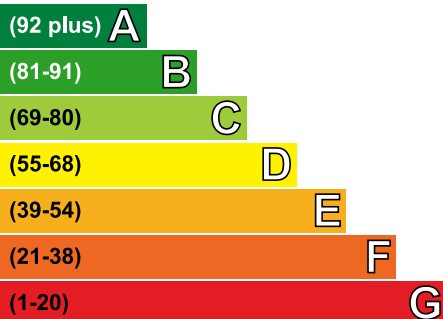
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 414 over 3 years	£ 414 over 3 years	Not applicable
Heating	£ 4,932 over 3 years	£ 4,932 over 3 years	
Hot Water	£ 426 over 3 years	£ 426 over 3 years	
Totals	£ 5,772	£ 5,772	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
69	73

The graph shows the current energy efficiency of your home.

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

The potential rating shows the effect of undertaking the recommendations on page 3.

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

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 666

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.50 W/m ² K	★★★★☆
Roof	Average thermal transmittance 0.17 W/m ² K	★★★★☆
Floor	Average thermal transmittance 0.15 W/m ² K	★★★★★
Windows	Single glazed	—
Main heating	Boiler and underfloor heating, oil	★★★★☆
Main heating controls	Time and temperature zone control	★★★★★
Secondary heating	Room heaters, wood logs	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 75% of fixed outlets	★★★★★
Air tightness	(not 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.

Current primary energy use per square metre of floor area: 143 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:

- Biofuel secondary heating

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.direct.gov.uk/savingenergy. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 222	 C73

