

Energy Performance Certificate



11, Pear Tree Way, BASINGSTOKE, RG21 5QE

Dwelling type: Top-floor flat
Date of assessment: 30 October 2013
Date of certificate: 11 November 2013

Reference number: 7208-4962-7270-1367-2964
Type of assessment: RdSAP, existing dwelling
Total floor area: 53 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:

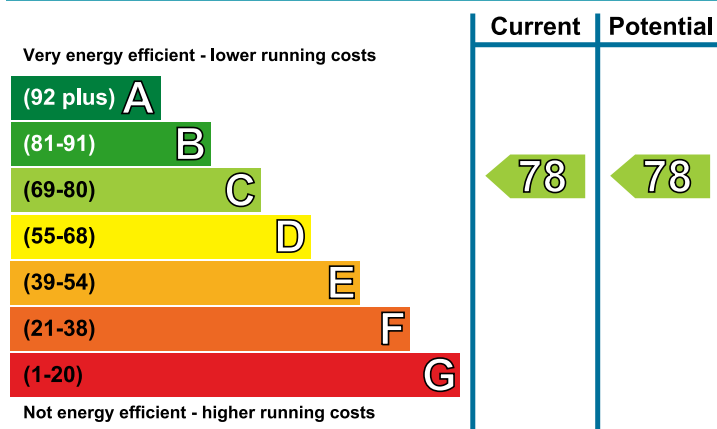
£ 1,104

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	Not applicable
Heating	£ 744 over 3 years	£ 744 over 3 years	
Hot Water	£ 228 over 3 years	£ 228 over 3 years	
Totals	£ 1,104	£ 1,104	

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



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).

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Timber frame, as built, insulated (assumed)	★★★★☆
Roof	Pitched, 200 mm loft insulation	★★★★☆
Floor	(other premises below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 80% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 123 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

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. There are none provided for this home.

Recommendations

None.

