



Home Energy Saving Pack

Know what to fit that's best for you

All you need to save £



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All you need to save £



Property Details



Shipham, Greenwood
Brixham TQ2 5UU

Surveyor

Simon Drury

Signature



Date

22/10/2019

Energy Performance Report

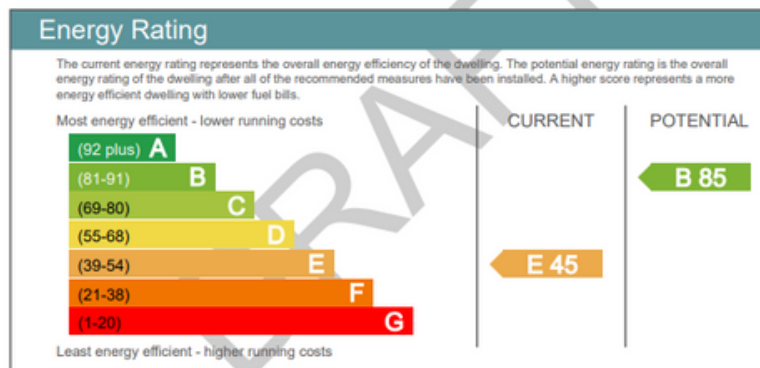
ENERGY REPORT

RdSAP
elmhurst energy

Dwelling Address Reference	All you need to save £'s, Energy Road, Efficiency, EN3 7GY
Assessment Date	000264
Submission Date	30/11/2022
Property Type	Detached House
Total Floor Area	144 m ²

This Energy Report has been generated using the UK's National Calculation Methodology for existing dwellings, Reduced data Standard Assessment Procedure (RdSAP). This methodology is used to assess the energy efficiency of existing dwellings which is calculated based on a dwelling's heating, hot water and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations.



To the left is an EPR (Energy Performance Report), This shows what the current EPC score is if the assessment were lodged as an EPC.

Please note : An EPR is the same as an EPC but its not lodged on the public EPC register, Rdsap is used, which is the same software used to produce an EPC. An EPR gives us an accurate reading of what the EPC would be and allows us to model different improvements without multiple assessments being lodged.

What measures are best for you?

Below are recommendations which best suit you & your property to best save you energy.

R1 - Replace boiler

- Condensing boiler
- Zone heating controls

Target CO2 quote for works = £2,768

Please note : Target CO2 has only suggested recommendations which best impact the the energy efficiency of the property. Other recommendations may have been produced from the EPR which can also be done but have a smaller impact for the outlay. Any recommendation of products have been modelled based on specific specifications, makes and models of certain heating systems that Target CO2 would use. Fitting other similar products will have a different effect on the EPC rating and some may not be listed on the Rdasp software and therefore could make no improvement.

R2 - Solar PV system

- 12 x 410w panels
- 10.2 Kwh Battery storage system
- Scaffolding
- fully fitted

Target CO2 quote for works = £13,480

Total cost

Including VAT where applicable.

£16,248

Ventilation Advice

All surveyors at Target CO2 are fully qualified Cert DEA's, PAS2035 retrofit Assessors, Hold a Level 3 Retrofit Old & Traditional Buildings, and every report is put together by a Qualified Retrofit Coordinator working to PAS2035.

	What is it?	Where should this be?	Options?
Intermittent/Continuous mechanical Extract Ventilation	Mechanical vents are used to remove damp/stale air. They extract air from inside to outside.	All wet rooms e.g bathrooms, w/c's Kitchens and utility rooms.	Intermittent Extract - comes on normally when a light is turned on. Continuous - can run constantly or even automatically turn on based on moisture detection.
Background Ventilation	Background ventilation is a non-electrical natural ventilation approach that uses natural air leakage and pressure to cause air movement.	Every habitable room e.g bedrooms, living rooms, kitchens, dining rooms, and wet rooms if no continuous extraction is present	Trickle vents - can be retrofitted to windows. Core vents can also be retrofitted
Purge ventilation	This is an opening within the building such as windows and doors - if a room doesn't have an opening window a mechanical extract is recommended	Every habitable room	Opening windows or doors
Air Circulation	Movement of air - this creates a surface buffer on surfaces reducing the risk of air condensating when it hits, also reduces humidity and improved air quality	Every room within the building	Under door cuts - every internal door cut should be at least 1cm

Ventilation Explained

Grant work

If we are doing a fabric insulation measure under a grant, we will in all cases follow the PAS2035 ventilation strategy shown to the left.

Private work

If we are doing work that is privately funded, it is the customer's choice if they wish to add ventilation. We may in some cases insist on certain or all ventilation if there is a high risk of or evidence of condensation issues.

Ventilation work advised

Target CO2 are not carrying out any fabric insulation works so no recommended ventilation is required

Total cost for ventilation

Including VAT where applicable

£N/A

Top Tip: Fitting a PIV (positive input ventilation system) or supplied room extraction system to combat damp has a negative effect on your EPC, in some cases as much as 6 points. Tenants often turn them off to save energy, if gets cold or because they can be noisy. It is important to fit correct ventilation.



Draft EPC

ENERGY REPORT

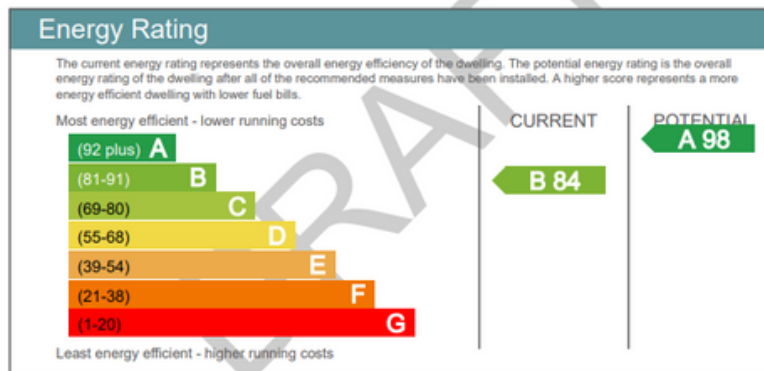


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Summary/funding

Below is a summary of what is required if no grants are available - this is because it's the cheapest way to achieve a C rating. ECO funding does not fit the cheapest measures, so different measures would be used.

Measures required -

- Boiler upgrade
- Solar PV

Total cost for works

Including VAT where applicable,

£16,248

Total

Including VAT where applicable, pre Grants

£16,248

Solar proposal will be sent with this report showing full projected savings.

Ventilation recommended -

Total cost for ventilation

Including VAT where applicable

£N/A

Can I get a Grant?

Good news!

We believe we can obtain a grant.

This will be explained to you/your agent in an email



Please note: Household income of the occupier/s must be below £31,000 per year gross (before tax) and evidence must be given. Grants are subject to change at any time. The property must have a tenant resident at the property and the property must have an EPC of E,F or G. The lower the EPC, the more funding that will be available. Customer contribution is normally required. Funding is based on a project score which determines which measures can be fitted and funded. Where a property's limitations make certain measures unviable, this could mean that it does not qualify for the funding. Due to the way the grants work with certain measures being stipulated to meet project level and qualify, in some cases it is cheaper to fit different measures and fund the project without grants. This health pack has been modelled for the most cost-efficient outcome.

What's Next

- Option 1** Instruct Target CO2 to go ahead with the work on a private basis.
- Option 2** Instruct Target CO2 to go with obtaining a Grant to do works.
- Option 3** Obtain quotes yourself for works to be done

You can instruct us via your agent or contact us directly.

Be careful - Target CO2 surveyors are trained & qualified to advise on Retrofit taking in to consideration many factors such as build type, current building regs, specific spec on insulation, suitability & ventilation, There are different systems used for different building types & age and what's good for one house may not be suitable for yours. The modelling of the EPC is done on specific heating types & spec and asking a third party contractor to carry out the works may result in a different EPC result if different products are fitted. There should also be documentary/photo evidence recorded of completed works along with evidence of wall thickness, otherwise the resulting EPC will be the same as the previous EPC.



EPC voucher

Below is a voucher you can redeem for a Free EPC. This is to reflect the works that have been done



please!

EPC Voucher

Address : All you need to save £'s Energy Road Efficiency EN3 7GY

Lodge my EPC £

Authorized : Simon Drury

[Signature]

info@targetco2.com | 0800 999 1251

T & C - This voucher is valid for the named property only & is only valid once the invoice for the services has been paid in full. This voucher is void if the legal owner of the property has changed since this report was issued. Target CO2 reserve the right to withdraw this offer at any time without notice. This voucher is valid for 12 months from the date of this report & This voucher is not valid for the use of another EPC assessor/company, A Target CO2 staff member must carry out the EPC.

Evidence & defects



Advice: Cold spot in bed 1 (pic8), blocked gutter on dormer, unblock gutter is recommended.

Render is at risk of damp issues due to paint flaking off, needs re painting.

This report is designed to be used as a guide only. It is not a structural survey, nor is it a RICS report.

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