



# Rental Health Pack

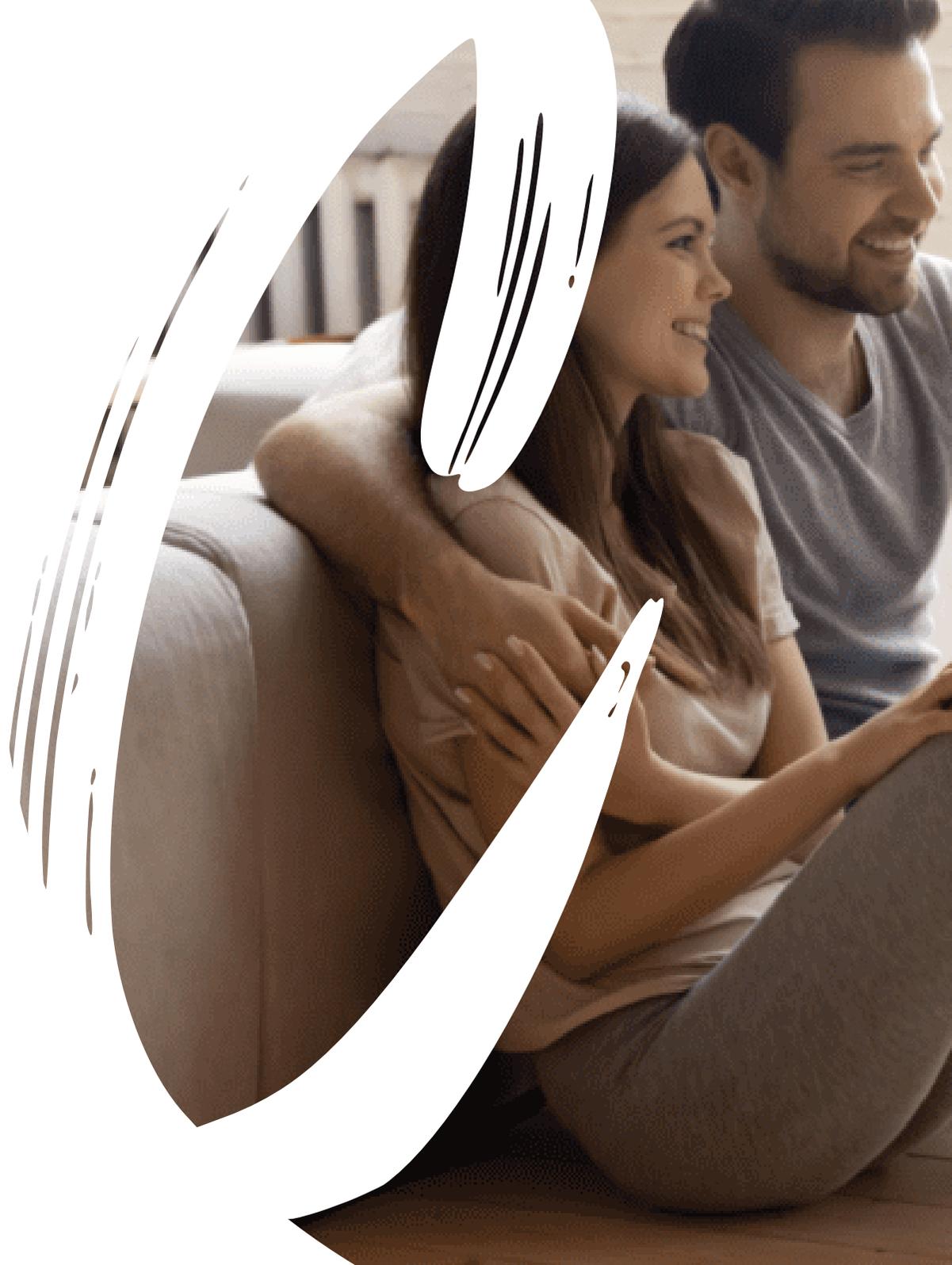
Remain compliant & future proof your investment

All you need to hit a **C**



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# Property Details



Shipham, Greenwood  
Brixham TQ2 5UU

Surveyor	Simon Drury
Signature	
Date	22/10/2019

# Energy Performance Report

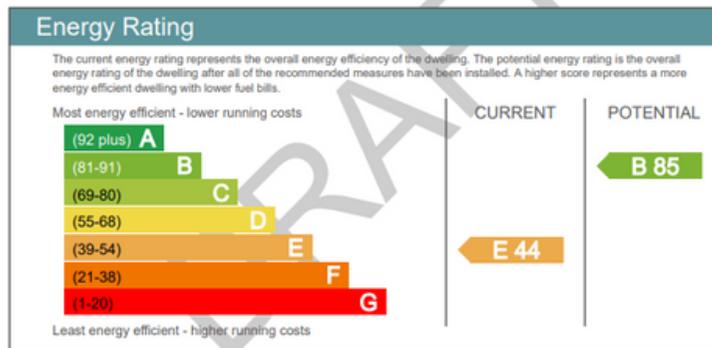
## ENERGY REPORT



Dwelling Address Reference	Make me C, Energy Road, Efficiency, EN3 7GY 000264
Assessment Date	30/11/2022
Submission Date	
Property Type	Detached House
Total Floor Area	144 m <sup>2</sup>

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 was 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 on what the EPC would be and allows us to model different improvements without multiple assessments being lodged.

# How to Achieve a C rated EPC

## The most cost effective way to hit a C rated EPC

### R1 - Internal Wall Insulation

- SWIP internal wall insulation system
- Remove & renew skirting boards
- Remove & refit electrics
- Plasterboard
- Skimmed ready for painting

Target CO2 quote for works = £4,900

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

### Total cost to achieve a C rating

Including VAT where applicable.

**£9,556**

### R2 - Solar PV system

- 4 x 410w panels
- Scaffolding
- fully fitted

Target CO2 quote for works = £4,656

# 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?
<b>Intermittent/Continuous mechanical Extract Ventilation</b>	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.
<b>Background Ventilation</b>	Background ventilation is a non electrical natural ventilation approach, uses natural air leakage and pressure to cause air movement	Every habitable room e.g bedrooms, living rooms, kitchens, dinning rooms, wet rooms if not a continuous extract present	Trick vents - can be retrofitted to windows. Core vents can also be retrofitted
<b>Purge ventilation</b>	This is an opening within the building such as windows and doors- if a room doesn't have an openable window a mechanical extract is recommended	Every habitable room	Openable windows or doors
<b>Air Circulation</b>	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 cuts 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 where its funded privately its a customer option if they wish to add ventilation, we may in some cases insist on certain or all ventilation if there is a high risk or evidence on condensation issues.

## Ventilation work advised

### R1 - Core vent to be fitted

- Lounge
- Bed 1
- Bed 2

### R2- moisture detection extract vent

- Kitchen

## Total cost for ventilation

Including VAT where applicable

**£750**

**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 and tenants normally turn them off to save energy, it gets cold or because there noisy, fit correct ventilation.

# Draft EPC

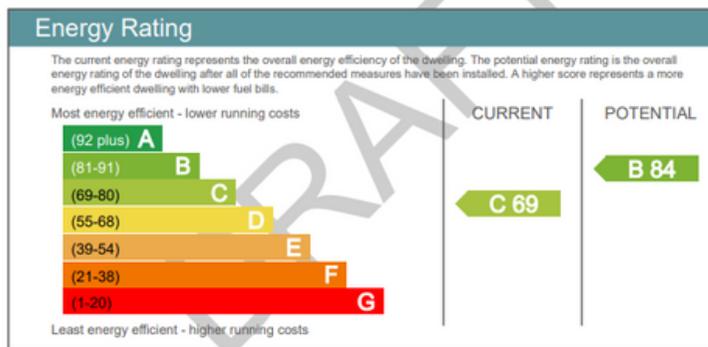
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# Summary/funding

Below is a summary of what's required as 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 -

- Internal Wall
- Solar PV

## Total cost to achieve a C rating

Including VAT where applicable,

**£9,556**

## Ventilation recommended-

- Core vents x3
- Extractor

## Total cost for ventilation

Including VAT where applicable

**£750**

## Total

Including VAT where applicable, pre Grants

**£10,306**

## 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 earning below £31,000 per year gross before tax and evidence must be given, Grants are subject to change at anytime, the property must have an active tenant living at the property, the property must have an EPC of E,F or G, the lower the EPC the more funding that's available, customer contribution is normally required, funding is based on project score which results in all the project measure being fitted, for some properties it's not viable to fit the products needed to hit project meaning it doesn't qualify. Due to the way the grants work with measure being stipulated to hit project and qualify, in some cases it's cheaper to fit different measures and fund the project without grants, this health pack would have been modeled the cheapest way.

## What's Next

Depending on what you wish to do you have a couple of options .....

- 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

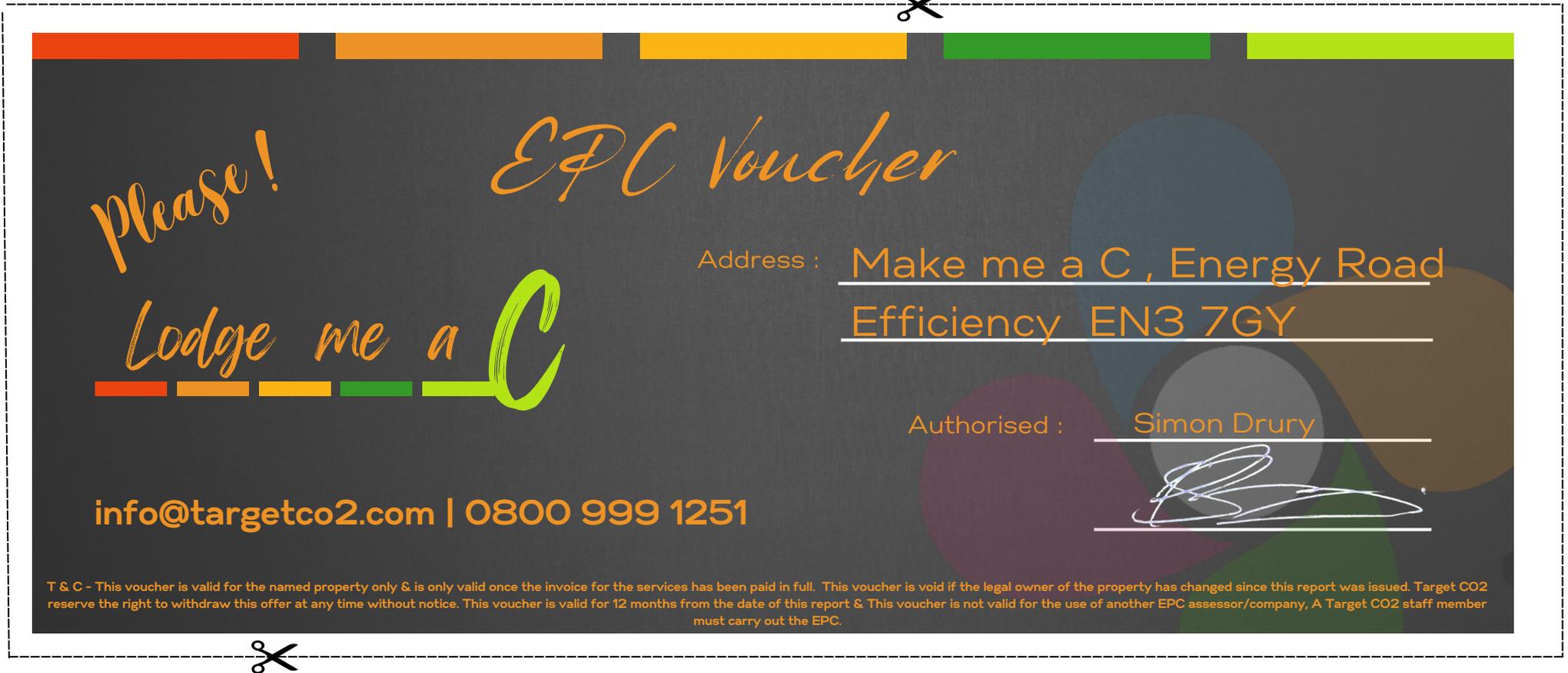
You can instruct us via your agent or contact us directly.

**Be careful** - Target CO2 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, what's good for one house may not be good for yours. The modeling of the EPC is done on specific heating types & spec, asking a private contractor to carry out the works may result in a different EPC result if the same products aren't fitted. You must also have picture evidence of during & post works along with photograph thickness evidence of the end EPC will be the same as the pre 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*

*Lodge me a C*

Address : Make me a C , Energy Road  
Efficiency EN3 7GY

Authorised : 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.

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

This report is designed to be used as a guide only. It is not a structural survey, nor is it a RICS report. The recommendations contained within this report are for the sole named property. There is no guarantee that following the recommendations stated will achieve a C rated EPC. At the time of this report, Rdsap data was used to model an EPC of the property with the recommended changes in place. The outcome was a C rating. Updates to Rdsap, out of Target CO2's control, could change the outcome and Target CO2 and its surveyors cannot be held responsible.



[info@targetco2.com](mailto:info@targetco2.com) | 0800 999 1251

[www.targetco2.com](http://www.targetco2.com)

*All you need to hit a* C

A horizontal bar with five colored segments: red, orange, yellow, green, and light green, representing the energy efficiency scale from G to A.