



# Home Energy Saving Pack

Know what to fit that's best for you

*All you need to save £*



# Contents

- Energy Performance Report
- What's best for you
- Ventilation advice
- Draft EPC
- Summary/funding
- What Next?
- Evidence

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# Property Details



Shipham  
Torquay  
TQ1 6DU

Surveyor

Simon Drury

Signature

A handwritten signature in blue ink, appearing to read "Simon Drury".

Date

20.06.2023

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.

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# Energy Performance Report



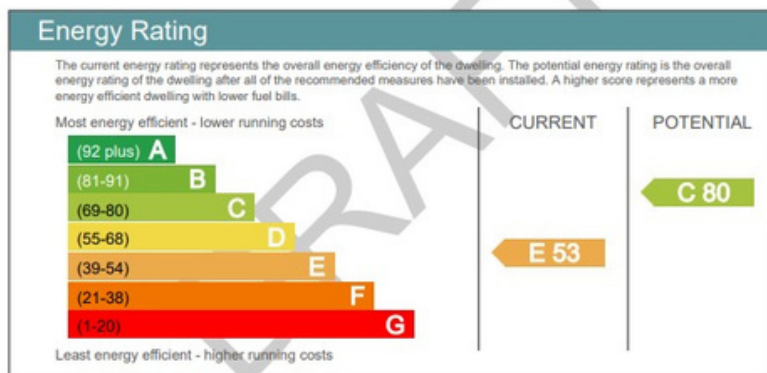
ENERGY REPORT

RdSAP  
elmhurst energy

Dwelling Address	[REDACTED] JR
Reference	000385
Assessment Date	20/06/2023
Submission Date	
Property Type	Semi-Detached House
Total Floor Area	134 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 were lodged as an EPC.

Below is the estimated running costs & environmental Carbon impact of your home per year.

Energy  
kWh  
39101

Carbon  
kg  
7223

**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 - Loft Insulation

- top up loft insulation to 300mm

Extra 200mm 67 m2 needed

Price £1,340

**Savings**

Energy  
kWh  
910

Carbon  
kg  
170



## R3 - Solar PV

- 16 panels at 410w 6.56 kW system
- 8 on Garage & 8 on rear house

Price £14,133

**Savings**

Energy  
kWh  
16004

Carbon  
kg  
2706



## R2 - Internal wall Insulation

- 50mm double foil backed insulated plaster board
- Lounge, Bed 1, Bed2, Bed 3

69 m2 needed Price £8,970

**Savings**

Energy  
kWh  
14122

Carbon  
kg  
2631



## R4 - Renewable heating system

Please note: this product is only cheaper with solar fitted

- Air Source heat pump (water & heating)
- Zone heating controls

Price £14,802

**Savings**

Energy  
kWh  
2621

Carbon  
kg  
887



**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 similar products will have a different effect on the EPC rating and some may not be listed on the Rdasp software therefore could make no improvement. The above results are based on fitting measures individually, fitting as a whole project has a slightly different outcome. Better the starting point, less impact the next measure has than if it was fitted with a lower score. please refer to the current and post ratings if fitting the whole project.

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# 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.

## Ventilation Explained

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.
<b>Background Ventilation</b>	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
<b>Purge ventilation</b>	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
<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

### 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

Under door cuts should be increased on Bed 3, Bathroom & Dressing room

Extractor fan should be fitted : Kitchen + WC

Core vents Bed 1, Bed 2 , Bed 3 , Lounge

**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. occupants often turn them off to save energy, if gets cold or because they can be noisy. It is important to fit correct ventilation.

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**Total £ 1,722**



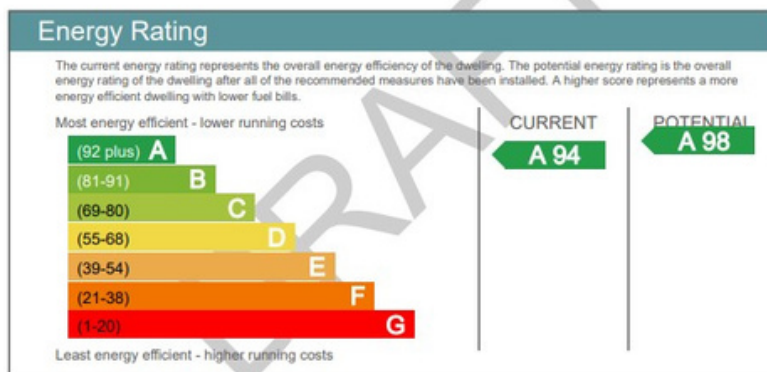
# Draft EPC



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Below is the estimated running costs & environmental Carbon impact of your home per year. Based on all recommendations above being done.

Energy  
kWh  
1978

Carbon  
kg  
334

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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 -

- Loft Insulation
- Internal wall Insulation
- Solar PV
- Renewable heating system

**Products**    **£39,245**

**Ventilation**    **Total £1,722**

**Total £40,967**

## Ventilation recommended

- Under door cuts    Bed3 , Bathroom & Dressing room
- extractor fan for Kitchen & WC

## Total savings

Energy  
kWh  
37123

Carbon  
kg  
6889

## Can I get a Grant?



### Good news !

You can claim a £5,000 grant if you upgrade your boiler to a renewable heating system under the Boiler upgrade scheme



## What's Next

- Step 1**     instruct Target CO2 to go ahead with the work on a private basis.
- Step2**     Instruct Target CO2 to go with obtain a Grant to do works
- Step 3**     Obtain quotes yourself for works to be done

**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.



## Evidence & defects



**Advice :** Please read the Ventilation & Condition report



**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.



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