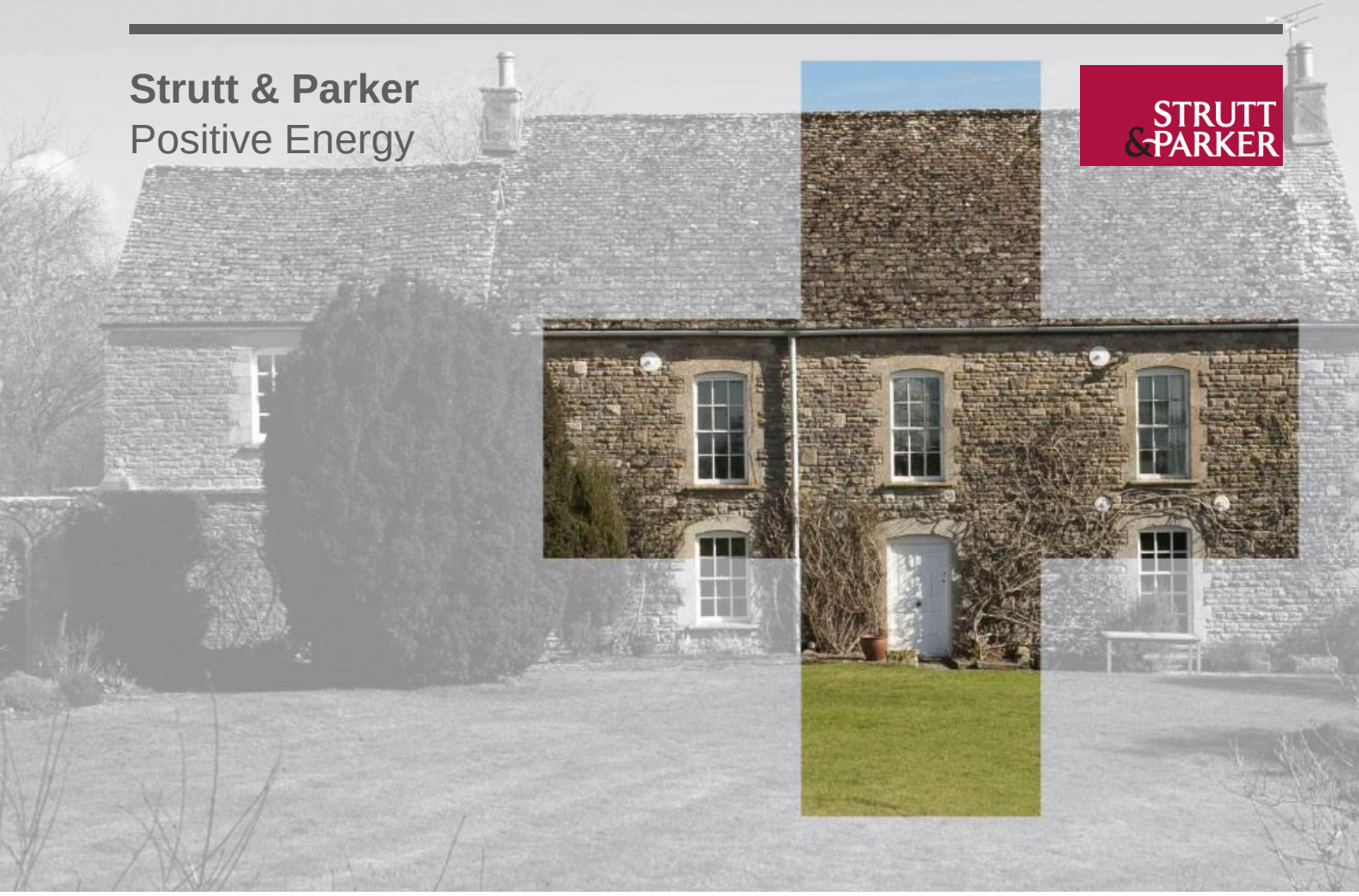
Strutt & Parker
Positive Energy



Domestic Positive EPC

Prepared for XX
Energy, Strutt & Parker LLP

Contents

Introduction

What is an Energy Performance Certificate?

An Energy Performance Certificate (EPC) is a Government mandated certification scheme to assess a property's energy efficiency rating from "A", most efficient, to "G", least efficient. An EPC is required for all domestic and non-domestic buildings in the UK, which are let or sold. The purpose of an EPC is to identify the current estimated energy consumption of the property and identify ways in which the energy efficiency of the property can be improved, therefore reducing the cost of occupation to the bill payer and also reducing carbon emissions from the property.

An EPC certificate is valid for a period of 10 years, or until a new EPC is lodged on the central "Landmark" register.

Minimum Energy Efficiency Standards 2018 (MEES)

MEES, under the umbrella of the Energy Act 2011 for England and Wales, are regulations for the energy performance of let properties. Let domestic properties are required to achieve a minimum energy efficiency standard of "E" or above by April 2018 or April 2020, or face penalties for non-compliance.

In order to continue receiving rental income from poorly performing properties, below an "E" standard, landlords must implement a series of energy efficiency improvements to achieve an "E" rating or above or apply for an exemption where within the preceding five years the landlord has been unable to increase the energy performance indicator for the property to not less than the minimum level of energy efficiency as a result of:

- The tenant refusing consent to any relevant energy efficiency improvement being made.
- Despite reasonable efforts by the landlord to obtain third party consent, that consent having been refused, or granted subject to a condition with which the landlord cannot reasonably comply.
- The landlord obtaining a report prepared by an independent surveyor which states that making the relevant energy efficiency improvement would result in a reduction of more than 5% in the market value of the property.

If an exemption is to be relied upon to continue letting a property below the minimum level of energy efficiency, the landlord must register the required information on the "PRS Exemptions Register".

How Does a Positive EPC Differ

Strutt & Parker's Positive EPC is performed by experienced energy efficiency engineers who are especially knowledgeable of period and hard to treat properties commonly found on rural estates. This increases accuracy over and above a standard EPC provider.

A Positive EPC provides a draft EPC showing the property "as is" and a series of scenarios showing the most cost effective and practical route to improve the energy efficiency of a property to an "E" rating and above.

How to Use a Positive EPC

The draft EPC for each property will detail what measures are required to achieve a higher rating. The landlord should select their preferred rating and deploy those measures listed to achieve it. If these measures are deployed within 12 months of the "draft EPC" then the draft can be lodged with the updated measures included and the landlord will receive a "registered" EPC, which will be valid for a period of 10 years.

If the measures are not deployed within 12 months a new draft is required if the landlord wishes to continue to use the advice provided in this report.

Limitations

The Positive EPC is a tool to show what is needed to achieve a new rating, however, it does not detail the technicalities of deployment.

We have supressed measures within our Positive EPC recommendations which are known to be entirely impractical and cost prohibitive for the property being assessed.

Deployment Considerations

Some of the measures such as new boilers, roof insulation or heat pumps have grants/subsidies available to them, although they have fund/timeline limitations. However, the deployment of these often requires an EPC or Green Deal Assessment to be lodged as part of the eligibility criteria. In this instance the landlord can request the “draft EPC” to be lodged by Strutt & Parker, or the technology provider may include this in their offering. See Appendices A and B for further information.

Portfolio Summary

Property Reference	Current EPC Rating	Pass or Fail 2018 Minimum Requirement "E"	Potential EPC Rating
Property A	D65	Pass	C69
Property B	E47	Pass	D60
Property C	E39	Pass	D55
Property D	F28	Fail	D55
Property E	D65	Pass	C69
Property F	F34	Fail	D59
Property G	E40	Pass	D55
Property H	G1	Fail	D55
Property I	E51	Pass	D55/C69
Property J	F36	Fail	D61
Property K	F31	Fail	D57
Property L	G1	Fail	D55
Property M	E43	Pass	D58
Property N	F31	Fail	D59
Property O	E42	Pass	D55
Property P	E40	Pass	D55
Property Q	E42	Pass	D58
Property R	F34	Fail	D61
Property S	F30	Fail	D55
Property T	F21	Fail	D55
Property U	F31	Fail	D55
Property V	G17	Fail	D55

Property B

Energy Performance Certificate Overview

Property Reference	Postcode	Date of EPC Assessment	Date of Certificate
Property B	XX	14th December 2015	05th February 2016

Under current regulations as of January 2016, this property will **PASS** the requirements under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 to continue to be let.

Current & Potential Rating

The figure below shows the energy efficiency rating of the property as surveyed. The average energy efficiency rating for a property in England and Wales is band D, rating 60.

Current EPC Rating	Rating With Minimal Investment	Further Potential Rating
E47	N/A	D60

This property has achieved an “E” rating and therefore there are no minimal recommendations. We have however set out a number of recommendations to further improve the rating of the property to a “D”.

Positive EPC Recommendations

Below are a number of options for improving the EPC rating of the property. The recommendations below have been laid out in a suggested order of implementation.

Further Recommended Investment Works to Achieve Higher Rating Band

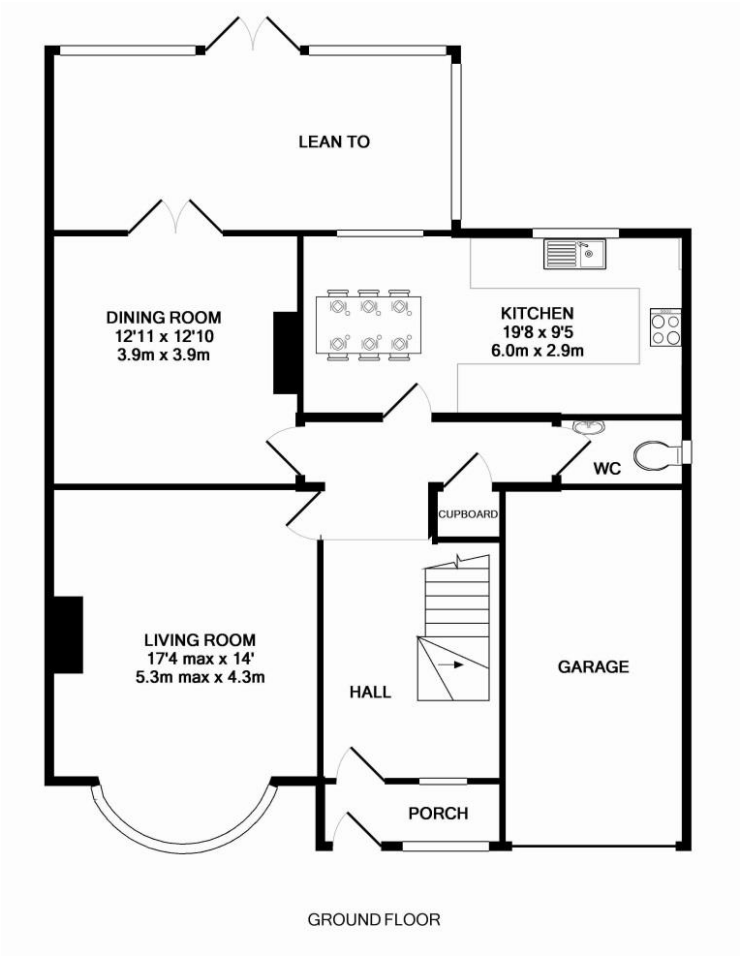
The options listed below are the most economical way to achieve a “D” rating for the property, thereby further protecting the property from an increase in the minimum energy efficiency requirement.

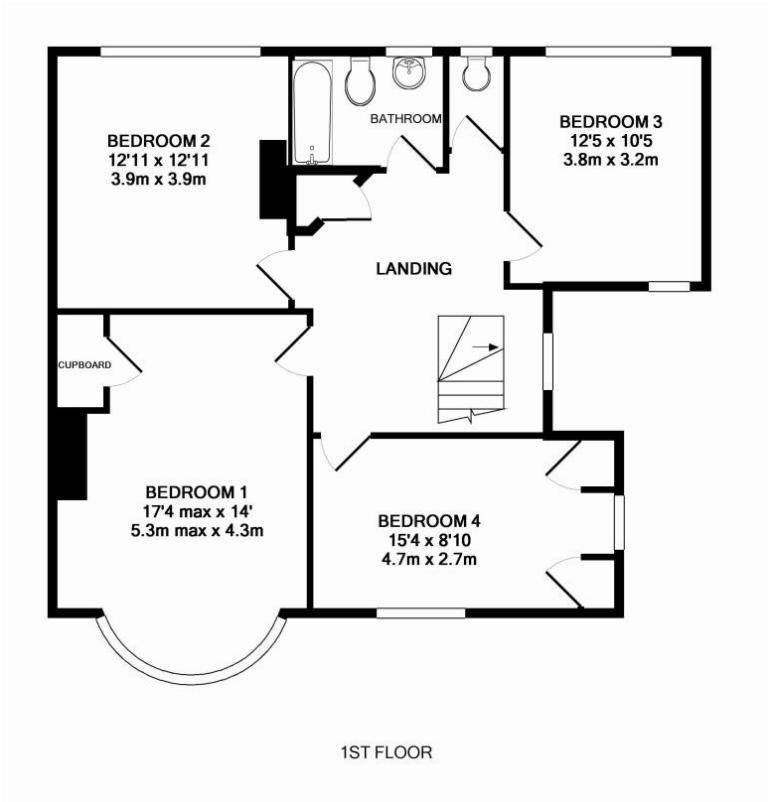
Option 1

Order of Improvement	Recommended Measure	Impact of Works	Estimated Cost Per Unit	Individual Rating Improvement*	Cumulative EPC Rating After Improvement*
1	Replace boiler with new combi condensing boiler	Low	£2,500/unit	+5	D52
2	Remove hot water cylinder	Low	£200/unit	+8	D60

*Each cumulative rating depends on each preceding recommendation being installed.

Floor Plan


LEAN TO
DINING ROOM
12'11 x 12'10
3.9m x 3.9m
KITCHEN
19'8 x 9'5
6.0m x 2.9m
WC
CUPBOARD
LIVING ROOM
17'4 max x 14'
5.3m max x 4.3m
HALL
GARAGE
PORCH
GROUND FLOOR


BEDROOM 2
12'11 x 12'11
3.9m x 3.9m
BATHROOM
BEDROOM 3
12'5 x 10'5
3.8m x 3.2m
LANDING
CUPBOARD
BEDROOM 1
17'4 max x 14'
5.3m max x 4.3m
BEDROOM 4
15'4 x 8'10
4.7m x 2.7m
1ST FLOOR

Property L

Energy Performance Certificate Overview

Property Reference	Postcode	Date of EPC Assessment	Date of Certificate
Property L	XX	16th December 2015	11th February 2016

Under current regulations as of January 2016, this property will **FAIL** the requirements under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 to continue to be let.

Current & Potential Rating

The figure below shows the energy efficiency rating of the property as surveyed. The average energy efficiency rating for a property in England and Wales is band D, rating 60.

Current EPC Rating	Rating With Minimal Investment	Further Potential Rating
G1	E42	D55

Positive EPC Recommendations

Below are a number of options for improving the EPC rating of the property. The recommendations below have been laid out in a suggested order of implementation.

Minimal Impact/Investment Works to Achieve an "E" Rating

The options listed below are the most economical means of achieving the minimum rating for this property:

Option 1

Order of Improvement	Recommended Measure	Impact of Works	Estimated Cost Per Unit/m2	Individual Rating Improvement*	Cumulative EPC Rating After Improvement*
1	Install central heating system with combi-condensing oil boiler	Medium	£7,000 + £500 per radiator	+38	E39
2	Remove hot water cylinder	Low	£200/unit	+3	E42

*Each cumulative rating depends on each preceding recommendation being installed.

Option 2

Order of Improvement	Recommended Measure	Impact of Works	Estimated Cost Per Unit/m2	Individual Rating Improvement*	Cumulative EPC Rating After Improvement
1	Install air source heat pump to new radiators (9.8kW)	Medium	£6,000-£7,000 + £500 per radiator	+42	E43

Further Recommended Investment Works to Achieve Higher Rating Band

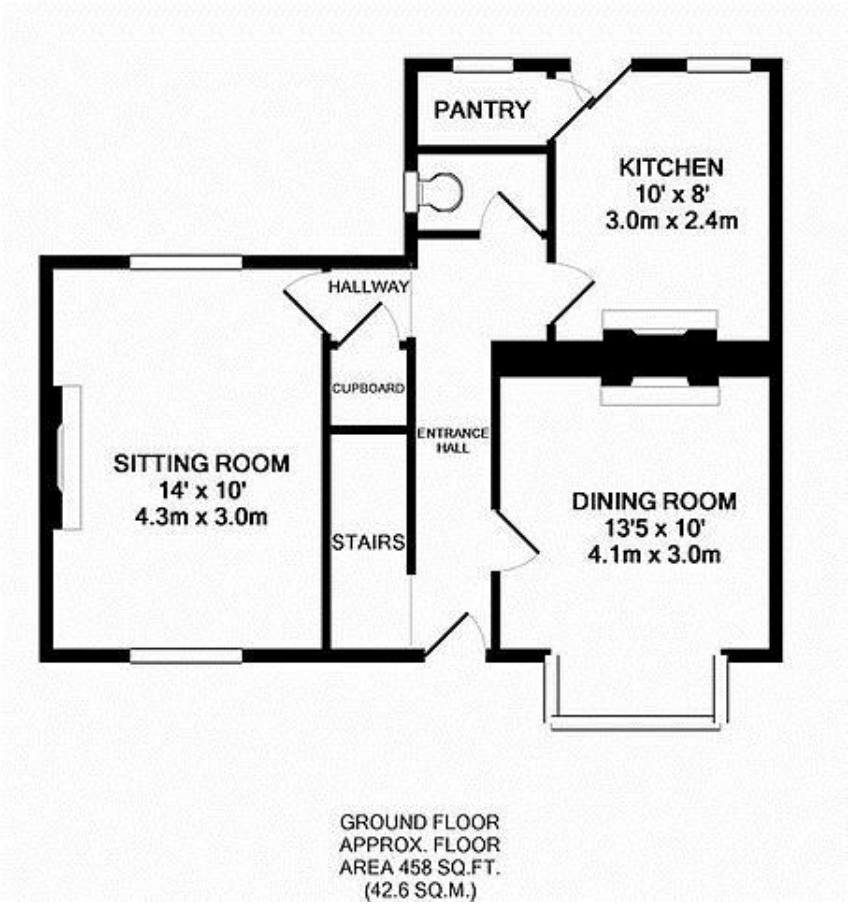
The options listed below are the most economical way to achieve a “D” rating for the property, thereby further protecting the property from an increase in the minimum energy efficiency requirement.

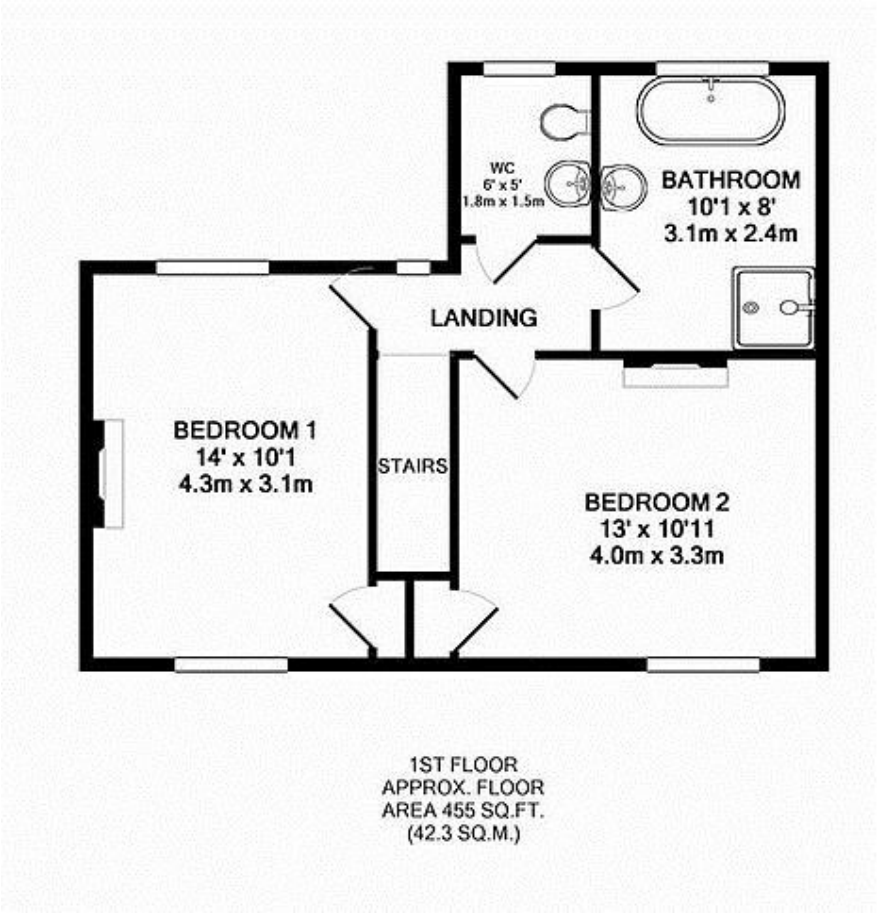
Option 3

Order of Improvement	Recommended Measure	Impact of Works	Estimated Cost Per Unit/m2	Individual Rating Improvement*	Cumulative EPC Rating After Improvement*
1	Install central heating system with combi-condensing oil boiler	Medium	£7,000 + £500 per radiator	+38	E39
2	Operate boiler at low flow temperature (<=35C)	Low	£0	+1	E40
3	Remove hot water cylinder	Low	£200/unit	+3	E43
4	Low E lighting	Low	£6/unit	+1	E44
5	Replace single glazed windows with low-E double glazed windows	High	£400/unit	+5	E49
6	Cavity wall insulation	Low	£5/m2	+4	E54
7	Increase loft insulation in ground floor extension to 270mm	Low	£5/m2	+2	D55

*Each cumulative rating depends on each preceding recommendation being installed.

Floor Plan


PANTRY
KITCHEN
10' x 8'
3.0m x 2.4m
HALLWAY
CUPBOARD
ENTRANCE HALL
SITTING ROOM
14' x 10'
4.3m x 3.0m
STAIRS
DINING ROOM
13'5 x 10'
4.1m x 3.0m
GROUND FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)


WC
6' x 5'
1.8m x 1.5m
BATHROOM
10'1 x 8'
3.1m x 2.4m
LANDING
BEDROOM 1
14' x 10'1
4.3m x 3.1m
STAIRS
BEDROOM 2
13' x 10'11
4.0m x 3.3m
1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)

Property T

Energy Performance Certificate Overview

Property Reference	Postcode	Date of EPC Assessment	Date of Certificate
Property T	XX	15th December 2015	07th January 2016

Under current regulations as of January 2016, this property will **FAIL** the requirements under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 to continue to be let.

Current & Potential Rating

The figure below shows the energy efficiency rating of the property as surveyed. The average energy efficiency rating for a property in England and Wales is band D, rating 60.

Current EPC Rating	Rating With Minimal Investment	Further Potential Rating
F21	E39	D55

Positive EPC Recommendations

Below are a number of options for improving the EPC rating of the property. The recommendations below have been laid out in a suggested order of implementation.

Minimal Impact/Investment Works to Achieve an "E" Rating

The options listed below are the most economical means of achieving the minimum rating for this property:

Option 1

Order of Improvement	Recommended Measure	Impact of Works	Estimated Cost Per Unit/m2	Individual Rating Improvement*	Cumulative EPC Rating After Improvement*
1	Replace boiler with new combi condensing boiler	Medium	£2,500/unit	+0	F21**
2	Increase loft insulation to 270mm	Low	£5/m2	+8	F29
3	Remove hot water cylinder	Low	£200/unit	+2	F31
4	Install thermostat	Low	£150/unit	+2	F33
5	Draught proof existing windows & doors	Low	£7/unit	+2	F35
6	Low E lighting for all fixed outlets	Low	£6/unit	+1	F36
7	Replace single glazed windows with low-E double glazed windows	High	£400/unit	+3	E39

*Each cumulative rating depends on each preceding recommendation being installed.
** Necessary to facilitate removal of hot water cylinder

Further Recommended Investment Works to Achieve Higher Rating Band

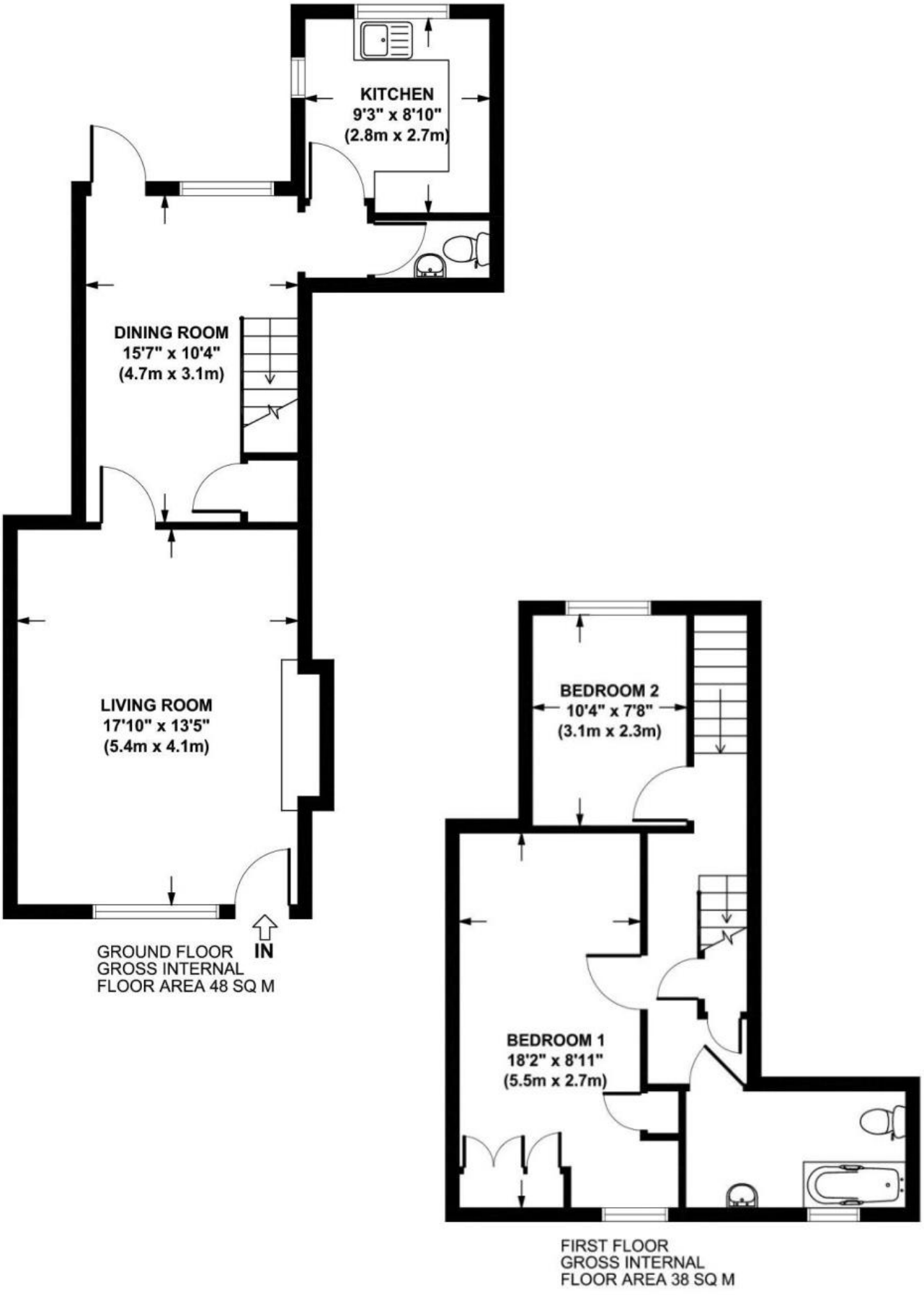
The options listed below are the most economical way to achieve a “D” rating for the property, thereby further protecting the property from an increase in the minimum energy efficiency requirement.

Option 2

Order of Improvement	Recommended Measure	Impact of Works	Estimated Cost Per Unit/m2	Individual Rating Improvement*	Cumulative EPC Rating After Improvement*
1	External/internal wall insulation (50mm)	High	£65/m2	+14	F35
2	Increase loft insulation to 270mm	Low	£5/m2	+12	E47
3	Replace single glazing with low E double glazed windows	Medium	£400/unit	+6	E53
4	Install Thermostat	Low	£150/unit	+2	D55

*Each cumulative rating depends on each preceding recommendation being installed.

Floor Plan


KITCHEN
9'3" x 8'10"
(2.8m x 2.7m)
DINING ROOM
15'7" x 10'4"
(4.7m x 3.1m)
LIVING ROOM
17'10" x 13'5"
(5.4m x 4.1m)
IN
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 48 SQ M
BEDROOM 2
10'4" x 7'8"
(3.1m x 2.3m)
BEDROOM 1
18'2" x 8'11"
(5.5m x 2.7m)
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 38 SQ M