



CERTIFICATE OF COMPLIANCE

I hereby confirm that the property to be let to HCR Ltd is compliant in respect of all matters arising under the following Regulations as applicable:

Furniture and Furnishings (Fire) (Safety) Regulations 1988

Gas Safety (Installation and Use) Regulations 1994 as amended

Electrical Equipment (Safety) Regulations 1994

Plugs and Sockets etc (Safety) Regulations 1994

Signed by, or on behalf of, the Landlord

Lavinia M Jenkins

Print Name

LAVINIA JAWKINS

Date

28/4/10

Address of Property to be let to HCR Ltd

BASEMENT FLAT

126 TACHBROOK STREET

LONDON SW1V 2ND

The information provided in connection with the "Certificate of Compliance" is purely a guideline and should not be construed as otherwise. Should you have any queries relating to the nature, extent or effect of the Regulations then you are advised to obtain the appropriate professional advice.

Landlords / Homeowner Gas Safety Record - G2

Brooklyn House,
Money Lane,
The Green,
West Drayton,
UB7 7PQ
TEL : 0800 587 9999



Date : Friday, 16 April, 2010
Cert. No. : CT-119052-582564001

Client
Lavinia Dawkins
57 Cicada Road
London
SW18 2PA

Site Address
Basement Flat, 126 Tachbrook Street
London
SW1V 2ND

Gas Inspection Details

Meter Reading	Meter Location	Meter Visual Inspection	Meter Type	ECV Accessible	Gas Installation Pipework	Leak/Tightness Test	Record Pressure Drop	Installation Pipework Equipotential Bonded
2086	Kitchen	Pass	U6	Yes	Pass	Pass / Pass	0	No

Gas Appliance Details

ID Location	Type	Make	Model / Ser No	Flue Type	Safety Device	Operating Pressure / Gas Rate	Ventilation Adequate	Flue Flow Test	Spillage Test	Termination Satisfactory	Visual Condition	Appliance Serviced	ID, AR or NCS	Warning/ Advice Notice Issued	Safe To Use
1 Kitchen	Hob	Neff	Not Found /	Flueless	Pass	000.00 kW	Yes	N/A	N/A	N/A	Pass	No	Not Applicable	No	Yes
2 Kitchen	Boiler	Heat line	C.24 /	Room Sealed	Pass	024.00 kW	Yes	N/A	N/A	Yes	Pass	No	Not Applicable	No	Yes

Details of any faults found and rectification work necessary

- 1 Sizzling ignition.
- 2

Engineer Comments

Gas pipework requires equipotential bonding within 600mm of meter outlet, currently bonded to wrong side of meter.

This Safety Record Issued By

Handwritten signature

In the event of a complaint relating to any service or installation in a property gas-elec must be given the opportunity to address the issue by re-visiting the property to resolve any alleged complaint. gas-elec cannot be held responsible if the opportunity to fully address the matter is not afforded to us. In the event of another company/contractor being called to the property to investigate or attempt to rectify an alleged complaint in preference to gas-elec the company will accept no liability. A detailed internal inspection of the flue integrity, construction and lining has not been carried out.

Name Garry McGuinness

Next Inspection Due Within 12 Months

Energy Performance Certificate



126a, Tachbrook Street,
LONDON,
SW1V 2ND

Dwelling type: Ground-floor flat
Date of assessment: 17 April 2010
Date of certificate: 19 April 2010
Reference number: 0479-2853-6642-9090-2155
Type of assessment: RdSAP, existing dwelling
Total floor area: 56 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D	65	69	(55-68)	D	60	63
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	323 kWh/m ² per year	295 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	2.8 tonnes per year
Lighting	£58 per year	£29 per year
Heating	£476 per year	£457 per year
Hot water	£92 per year	£86 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: EES/001643
Assessor's name: Mr. Richard Danaher
Company name/trading name: Sevenoaks Energy Assessors Limited
Address: Units C1 & C2 Chaucer Business Park, Waterey Lane, Kemsing, Sevenoaks, Kent, TN15 6YT
Phone number: 01732 742353
Fax number: 05601 126 116
E-mail address: richard@sevenoaksenergy.com
Related party disclosure: No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.elmhurstenergy.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Visit the Department for Communities and Local Government website at
www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate
- ~~Find how to make a complaint about a certificate or the assessor who produced it~~
- Learn more about the national register where this certificate has been lodged - the Department is the controller of the data on the register for Data Protection Act 1998 purposes
- Learn more about energy efficiency and reducing energy consumption

Further information about Energy Performance Certificates can be found under Frequently Asked Questions
at www.epcregister.com

Recommended measures to improve this home's energy performance

126a, Tachbrook Street,
LONDON, SW1V 2ND

Date of certificate:

19 April 2010

Reference number:

0479-2853-6642-9090-2155

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. 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.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Solid brick, as built, no insulation (assumed)	Very poor	Very poor
Roof	(another dwelling above)	-	-
Floor	Solid, no insulation (assumed)	-	-
Windows	Some secondary glazing	Poor	Poor
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, TRVs and bypass	Average	Average
Secondary heating	None	-	-
Hot water	From main system	Good	Good
Lighting	No low energy lighting	Very poor	Very poor

Current energy efficiency rating

D 65

Current environmental impact (CO₂) rating

D 60

Low and zero carbon energy sources

None

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£22	D 66	D 61
2 Upgrade heating controls	£31	C 69	D 63
Total	£53		
Potential energy efficiency rating		C 69	
Potential environmental impact (CO ₂) rating		D 63	

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

3 Replace single glazed windows with low-E double glazing	£35	C 71	D 66
4 50 mm internal or external wall insulation	£119	C 79	C 76
Enhanced energy efficiency rating		C 79	
Enhanced environmental impact (CO ₂) rating		C 76	

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

2 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

3 Double glazing

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with a competent persons scheme¹ or obtain advice from your local authority building control department.

4 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that planning permission might be required.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk.

