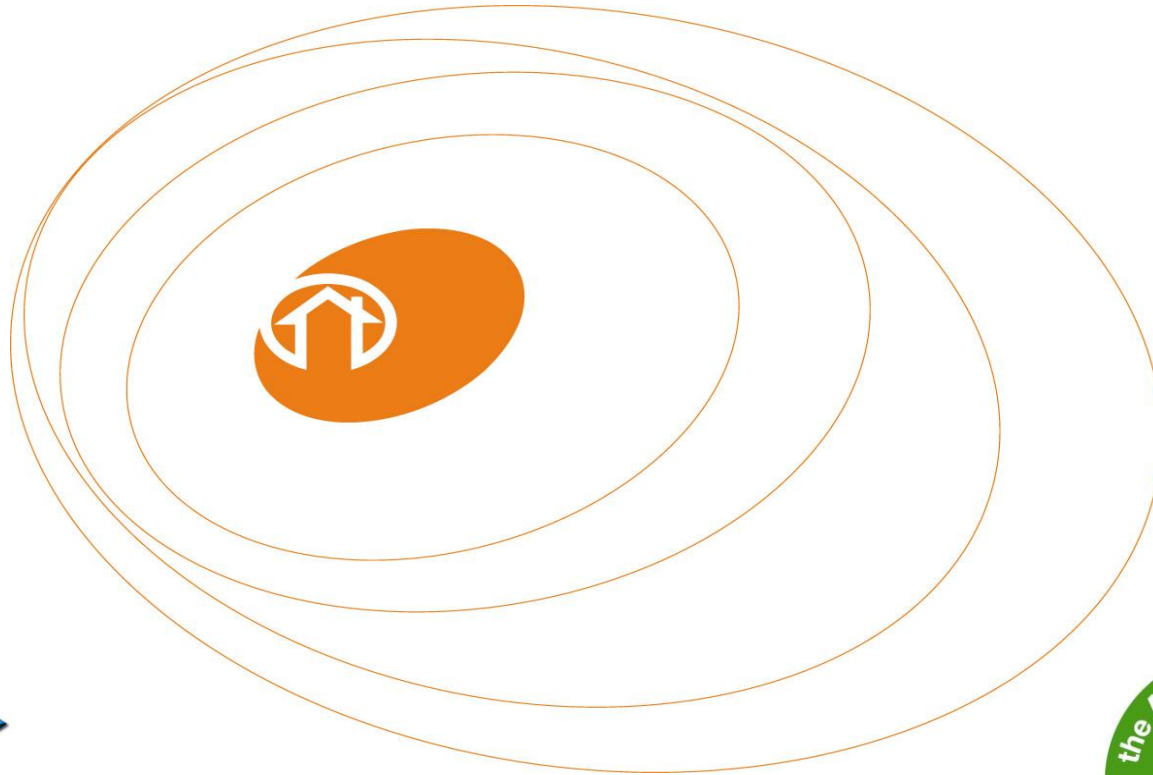


Longford LEAF Feb/March 2012

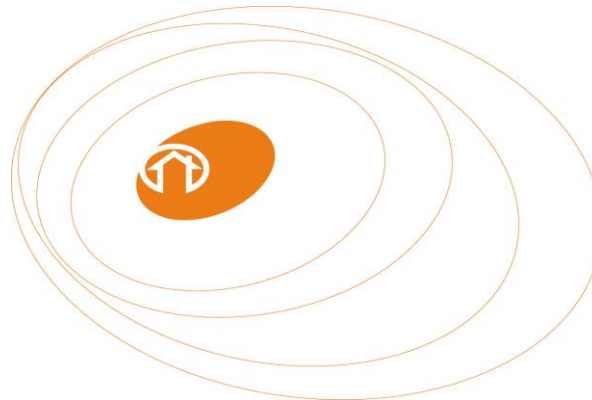


Bill Wilkinson

Energy Audit Company

Ian Robinson

Golden Gates Housing Trust



Energy Audit Company

- Local authority and RSL, incl fuel poverty (Beacon Councils)
- Research projects
- Energy databases (UNO in 40 LAs/RSLs)
- Affordable warmth strategies
- Code and Ecohomes consultancy
- Energy plans since 1995
- EPCs on stock transfer 17,000!
- RDSAP training
- www.energyaudit.co.uk

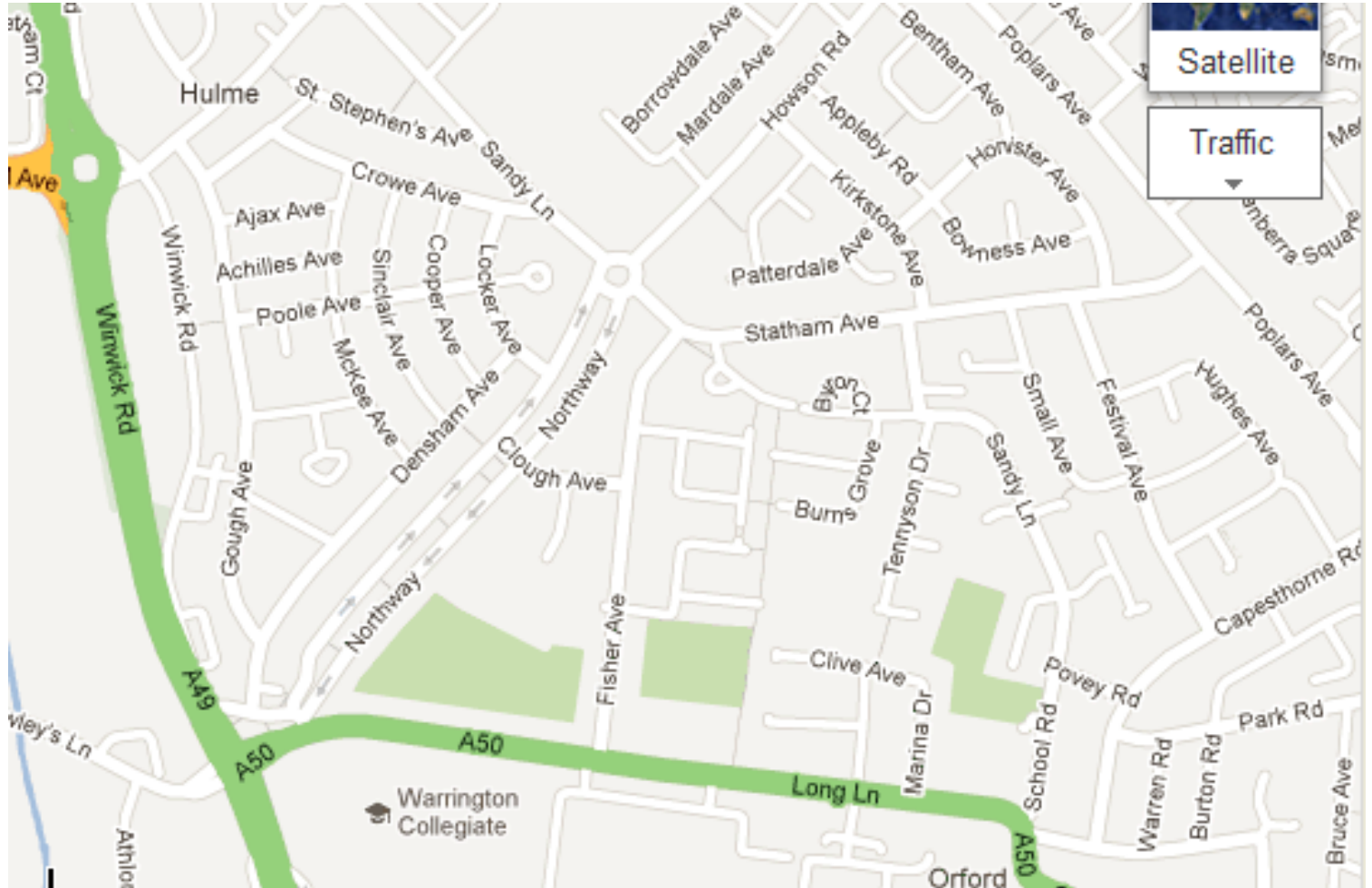


Golden Gates Housing Trust

- Former Warrington Borough Council housing
- 8,700 homes (with EPCs and RDSAP data)
- Very energy efficient stock
- Affordable warmth strategy with EAC
- Desire to improve area including non GGHT



Longford LEAF



Project aims

- Assess the overall energy efficiency of private sector housing in Longford
- Provide detailed energy advice on improvements to each house
- Assess the potential for Green Deal measures individually and overall



Outputs

- 219 EPCs issued
- 931 Energy advice reports issued
- Energy report for area produced with costs and Green Deal potential
- 20 households with LED bulbs (£70 a year average saving)



Energy Performance Certificate



42, Sinclair Avenue, WARRINGTON, WA2 9RF

Dwelling type: Mid-terrace house
 Date of assessment: 06 March 2012
 Date of certificate: 25 April 2012
 Reference number: 8992-6727-9870-3766-9902
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 80 m²

Use this document to:

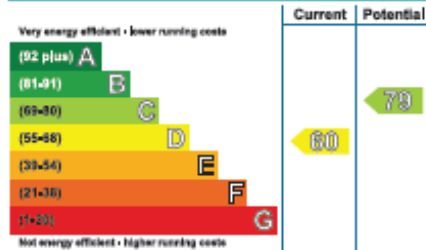
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£2,418
Over 3 years you could save	£519

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£264 over 3 years	£132 over 3 years	
Heating	£1,851 over 3 years	£1,578 over 3 years	
Hot Water	£303 over 3 years	£189 over 3 years	
Totals	£2,418	£1,899	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£60	£108	
2 Heating controls (room thermostat)	£350 - £450	£96	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£255	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.



UNO Energy Database

UNO 2010

File Tools Options

Currently connected to T:\Projects\Notts LEAP\GD Analysis\Analys

Primary Data | Property Details | Reference Fields | Structure | Fabric Details | Glazing | Size | Heating | Miscellaneous | Results | Data Info | Pictures | I

Summary of Results

SAP Rating	49
CO2 Emissions	11620 kg/yr
Running Costs	2390 £/yr
Data Level	Primary

Address Information

UPRN	
Address Line 1	
Address Line 2	31 Church Lane
Locality	Balderton
Town	
County	
Postcode	NG24 3NW

Marker Status

Unmarked

Tenure Information

Tenure	Owner occupied
--------	----------------

Record Controls

ID	21
----	----

Built Form

Region	England & Wales
Property Type	House
Built Form	Detached
Age	1967 - 1975
Storeys	2
Rooms	6
Roof Rooms	No

Flat / Maisonette

Flat Position	
Exposed Sides	

Reference Fields



Glazing

Multiple Glazing Percentage	100
-----------------------------	-----

Fabric Data

	Type	Insulation
Roof	Pitched, loft access	Joists - 150mm
Wall	Cavity	As built
Floor	Unknown	Unknown

Energy Reduction Measures

Fixed Light Fittings	14
Low Energy Lights	0
Solar Water Heating	No

Space And Water Heating

System Type	Boiler
Boiler From	SAP Default
Boiler Type	Standard
Fuel	Mains gas
Fan Flue	No <input type="checkbox"/> Open Flue <input type="checkbox"/> Open <input type="checkbox"/>
System	Wall mounted (pre 98)
Controls	Programmer and room thermostat
Emitter	Radiators

PCDF Database

Maker	
Model	
Sec. System	
Sec. Fuel	
System Type	From first main heating system
Fuel	Mains gas
Cylinder Size	Normal (90 - 130 litres)
Cylinder Ins. Type	Spray foam
Cylinder Ins. Thickness	50 mm
Cylinder Thermostat	Yes

Back Forward Reset Data Build SAP Worksh



PCDF

Export / Import

SQL

Main Screen

Filter status: On
Currently showing: 753 of 1143

Filter

Remove All Filters

Active Filters

SAP

Less than 55

Version 3.3

UNO Energy Database Green Deal module

UNO 2010

File Tools Options Currently connected to T:\Projects\Notts LEAP\GD Analysis\Anal

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Tenure Information

Tenure Owner occupied

Record Controls

ID 21

Primary Data Property Details Reference Fields Structure Fabric Details Glazing Size Heating Miscellaneous Results Data Info Pictures

Improvement	SAP	CO2 (kg/yr)	Running Costs (£/yr)	Installation Cost (£)	Payback Period (yr)	Meets Gold Rule
Cavity Wall Insulation	60	9,203	1,973	732	1.8	Yes
Upgrade Boiler, Same Fuel	70	7,117	1,617	2,500	7.0	Yes
Photovoltaics	77	6,276	1,070	7,375	13.5	No
Solar Water Heating	78	6,081	1,041	2,497	84.5	No

Package Funding

Annual Repayments: 1225 £/yr Annual Savings: 1349 £/yr

Total Installation Cost: £13103 Adjust to: £

Analyse Improvements

Create Energy Report

Add

Insert

Delete

Clear

Back

Forward

Reset Data

Build SAP Works

PCDF

SQL

Export / Import

Main Screen

Filter status: On
Currently showing: 753 of 1143

Filter

Remove All Filters

Active Filters

SAP Less than 55

System

Energy report

Energy Costs Report			
14 Milvain Drive Warrington WA2 9NZ		Property Type: Semi-detached House Floor Area: 94 m ² Current Running Costs: 1501 £/yr Potential Running Costs: 588 £/yr	
About This Report			
<p>The purpose of this report is to make you aware of how much you are currently estimated to spend on your energy bills and to inform you of what you can do to lower these. The tables below explain how much you are currently expected to spend and then shows you what you could be spending if you were to take certain steps to improve your home's energy efficiency. The second page takes you through a detailed list of these, telling you how much you could save by adopting each improvement.</p>			
Energy Costs Over The Next Three Years ¹			
Maximum Savings You Could Make ² : £2740	Current Costs	Potential Costs After Installing Recommended Improvements	Potential Costs After Installing All Possible Improvements
Heating And Hot Water	£2917	£1810	£1690
Lights And Appliances	£1587	£1454	£75
Totals	£4504	£3265	£1765
<p>There are many ways to improve your home's energy efficiency, but some improvements are more costly than others. The right-hand column shows the least possible amount of money you could spend on your energy bills, but this is only achievable by installing every single improvement possible including some which are very expensive.</p> <p>The middle column shows the results of making improvements to your home that are essentially free as these improvements are ones which could be funded through the new Green Deal initiative. These are improvements which would cost you nothing upfront and which would still save you money.</p>			
Efficiency Of Your Home ³	Current SAP	Potential SAP	Best Possible SAP
	53	71	81
© Energy Audit Company 2012			



Steps You Can Take To Improve Your Home's Energy Efficiency

In any dwelling there are a range of improvements that can be done in order to improve its energy efficiency. These can vary from very simple low-cost measures, such as installing low energy lights, to larger more complex projects like fitting double glazing. Generally speaking the low cost measures are the ones you should do first as these tend to be the most cost-effective way of reducing your energy usage (and therefore bills).

The recommended improvements below are ones that produce results in the middle column over the page. Making these improvements is automatically cost-effective to do as they satisfy the Green Deal's Golden Rule (see next page).

The further improvements below the recommended ones are improvements you could do which will increase your home's efficiency further, but which won't be funded by the Green Deal and will be very expensive to install.

Recommended Improvements

Improvements	Installation Cost	Savings Over 3 Years
Insulate Hot Water Cylinder	£30	£130
Install Hot Water Cylinder Thermostat	£250	£249
Replace Tungsten Bulbs With Low Energy Lights	£168	£119
Improve Heating Controls	£398	£148
Replace Boiler	£2161	£594
Annual Repayments: 361 £/yr	Overall Savings	53 £/yr
Annual Savings: 413 £/yr		

Further Improvements

Install PV Panels On Roof	£7375	£1408
Install Solar Water Heating System	£2495	£92
Annual Repayments: 1208 £/yr	Annual Savings:	913 £/yr



UNO Energy Database

Green Deal module measures

UNO 2010

File Tools Options Currently connected to T:\Projects\Notts LEAP\GD Analysis\Analysis

Measures Settings

Measure	Unit Cost	Fixed Cost	Include?
Loft Insulation	0.018	240	<input checked="" type="checkbox"/>
Cavity Wall Insulation	4.75	0	<input checked="" type="checkbox"/>
Hot Water Cylinder Insulation	0	30	<input checked="" type="checkbox"/>
Draughtproofing	0	101	<input checked="" type="checkbox"/>
Low Energy Lights	2.5	0	<input type="checkbox"/>
Cylinder Thermostat	0	250	<input checked="" type="checkbox"/>
Upgrade Heating Controls (For Radiator System)	0	398.4	<input checked="" type="checkbox"/>
Upgrade Heating Controls (For Warm Air System)	0	398.4	<input checked="" type="checkbox"/>
Upgrade Boiler, Same Fuel	0	2500	<input checked="" type="checkbox"/>
Biomass Boiler	0	11000	<input checked="" type="checkbox"/>
Biomass Room Heater With Boiler	0	4500	<input checked="" type="checkbox"/>
New Or Replacement Storage Heaters	500	0	<input checked="" type="checkbox"/>
Replacement Warm Air Unit	0	2500	<input checked="" type="checkbox"/>
Solar Water Heating	1000	2400	<input checked="" type="checkbox"/>


Calculate Improvements When Batch Processing? Yes No

Only Recommend Green Deal Packages? Yes No

Repayments Interest Rate (%)

Measures File

Current Measures File



Filter status: On
Currently showing: 753 of 1143

Active Filters

SAP Less than 55

System

House types



Ex LA/GGHT semi detached



Honister Avenue



Festival Avenue



Fisher Avenue



Private housing (mainly semi)



Winwick Road



Keats Grove

Property type comparison

Property type	Sample	GGHT	EHS
Detached	2.3	0	17
Semi-detached	55.5	22.2	25.6
Terraced	40.4	48	28.9
Flats	1.8	29.5	28.5



Energy comparison

	Sample	GGHT	EHS
SAP 2005	61.06	70.02	53.1
SAP 2009	60.56	67.95	-
CO2 tonnes per year	5.31	4.01	6.00
Running costs £	1148	885	-



Energy attributes

	Sample	GGHT	EHS
Double glazing	99.1	100	85.5
Loft 200mm+	40.3	70.4	-
Flat roofs	16.0	10.6	-
Cavity wall insulation	82.1	95	34.5
Condensing boiler	49.5	61.6	24.0
Storage heaters	2.7	2.5	-
Gas room heaters only	5.0	1.6	-





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UK NEWS

NOW THE EU TAKES DIM VIEW OF HALOGEN BULBS



Wednesday February 22, 2012

By John Ingham, Environment Editor

Have your say(19)

BRITAIN faces a new round of lightbulb chaos with EU plans to ban halogen lights and force people to buy alternatives that are up to 12 times more expensive, experts warned yesterday.

Energy Improvement results

Average	Current	Stage 1	Stage 2	Stage 3
SAP 2009	60.56	63.89	65.40	69.51
SAP 2005	61.06	65.06	66.87	72.16
Annual CO ₂ tonnes	5.31	4.95	4.75	4.23
Estimated running costs £	1148	1079	1046	962

Stage 1 Low energy lights + cavity wall insulation + loft top up

Stage 2 = stage 1 + flat roof insulation

Stage 3 = new heating for all non condensing systems

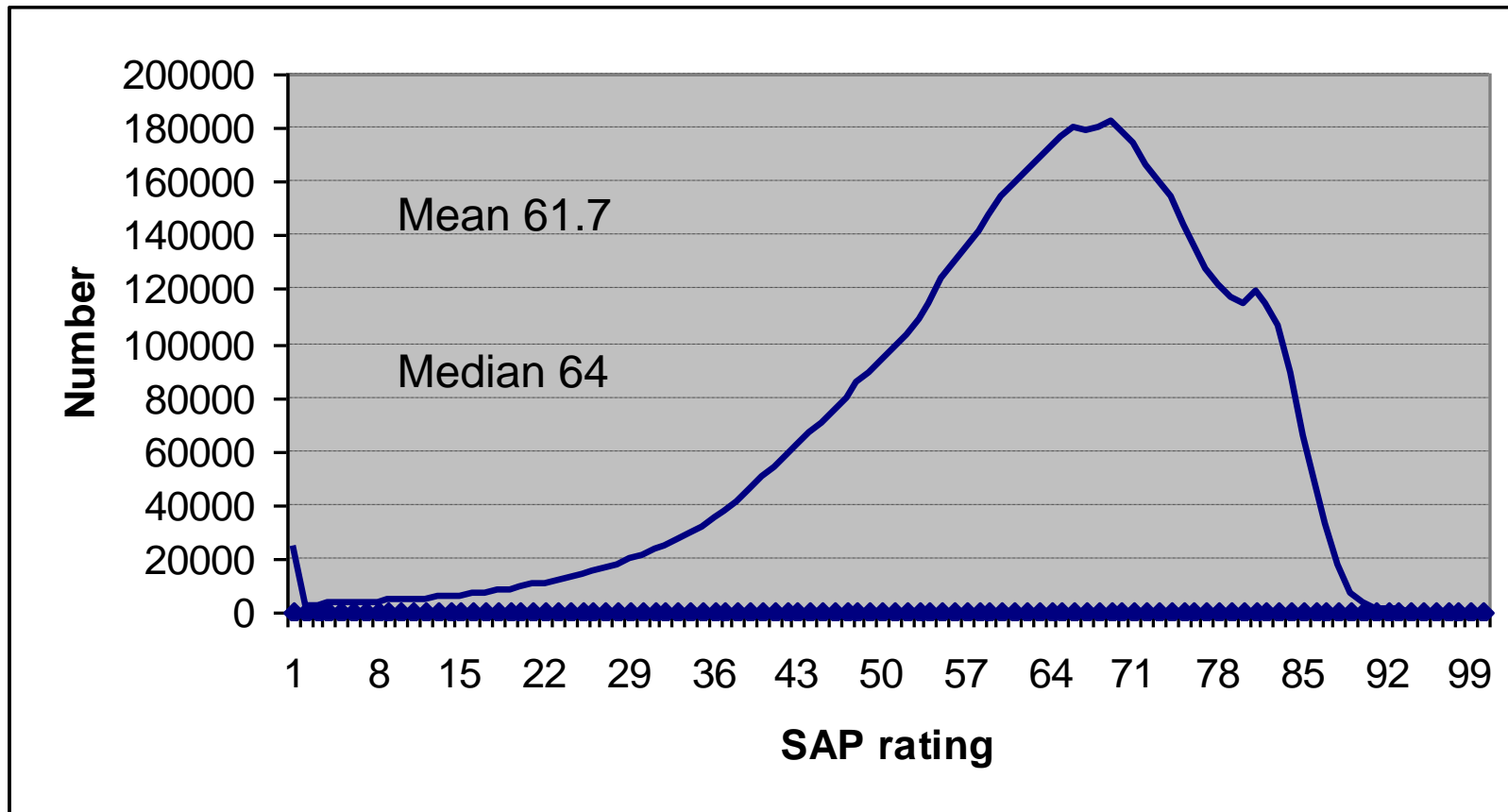


SAP distribution for private sector

SAP 2009	Current	Stage 1	Stage 2	Stage 3
1 to 10	0	0	0	0
10 to 20	4	0	0	0
20 to 30	0	0	0	0
30 to 40	22	13	13	0
40 to 50	74	35	9	0
50 to 60	267	166	145	0
60 to 70	530	587	565	502
70 to 80	53	149	219	425
80 to 90	4	4	4	4
90 to 100	0	0	0	0
100+	0	0	0	0



EPC SAP distribution England



Funding

- CERT and CESP (running down in 2012)
- Green Deal and ECO
- Warm Front (until 2013)
- Householders own funding



EDF – free insulation for all and £200

1. Free loft insulation and cavity wall insulation.

Eligibility Open to everyone, not just EDF customers

Deadline Apply before October 2012

Waiting time 30 working days for a survey. Installation 60 working days after survey

2. £200 cash bonus

Eligibility Anyone receiving state benefits such as Child Tax Credit or Pension Credit, and with an income of less than £16,190.

Deadline Apply before October 2012

Waiting time Up to six weeks from when the insulation has been completed

[Apply for free EDF insulation](#) or call 0800 015 7786

[EDF terms and conditions](#)

British Gas – free insulation and £50

For one month (until 31 May 2012) British Gas is offering free loft insulation and cavity wall insulation for all Daily Mirror readers, regardless of whether they are British Gas customers. You can find full details on the [Daily Mirror website](#)



Green Deal

- Coalition flagship scheme
- No public money or regressive tax via charge to all consumers (CERT)
- Assessment of house by qualified person
- Improvements analysed to set up loan, with monthly savings on fuel bill more than repayment of interest and capital
- Loan attached to house (electricity meter)



ECO (energy company obligation)

- Replacement for Warm Front, CERT, and CESP
- Regressive tax via charge to all consumers
- Two components – affordable warmth and carbon reduction
- Affordable warmth for simple?measures in benefit households (not social housing)
- Carbon reduction for non cost effective measures such as solid wall insulation
- Many unknowns, already backtracking on affordable warmth (son of CESP?)



ECO (energy company obligation)

- Replacement for Warm Front, CERT, and CESP
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- Many unknowns, already backtracking on affordable warmth (son of CESP?)



Measures in Green Deal packages (931 properties)

SAP rating	CWI	LI	Heating	New boiler
>70	0	0	0	0
>65	9	39	0	0
>60	31	74	0	0
>55	88	101	0	26 (9)
>50	136	110	9 (13)	53(26)
>45	149	114	9 (18)	70(35)
>40	171	118	39 (44)	88 (44)
>35	180	118	48 (44)	96 (44)
Total	188	127	53	96 (44)

Conclusion: very little impact over SAP of 55 especially when 'simples' already carried out as they no longer subsidise the new boilers

Conclusions continued

- The main potential measures for this stock are cavity fill, loft top up, new boilers, and conversion to gas central heating
- Cavity fill and loft top up will be done under CERT
- Of the 482 properties that do not currently have a condensing system, only 149 would be funded via the Golden Rule @7% interest
- When cavities and lofts completed under CERT only 97 would be funded through Golden Rule



UNO software

Software will generate green deal assessment for each house – applies measures in order of cost effectiveness and calculates savings on fuel bill and repayments.

Continues adding measures until Golden Rule not met



Next stage proposals include:

- Free Cavity fill and loft insulation
- Tariff checks in house
- Energy Advice on heating etc
- Low energy lighting
- Other simple measures to encourage take up

