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no AG listed

# Elmhurst Energy Systems Ltd
## RdSAP Survey Form (9.82 v.02)
## SCOTLAND



elmhurst energy

**Property address:** 2 Marshall Place

**Postcode** EH3 1/6NB

**Surveyor Details:**
**Name:** D Cooper
**ID Code:** C331 - 0001

**Date of Survey:** 20-1-10

**Transaction Type:** Marketed Sale | Non-Marketed Sale | Rental(social) | Rental (private) | Not Sale or Rental

Tick, circle or enter values in numeric fields. The **bold** letters are short cut codes for use within the software.

**1.0 Property:** House | Bungalow | Flat | Maisonette

**AND** Detached | Semi-detached | Mid-terrace | End-terrace | Enclosed Mid-terrace | Enclosed End-terrace

**2.0 Number of: Storeys:** 1
Storeys refers to living space (usually heated) included heated basements e.g. a third floor flat = 1 storey

**Habitable Rooms:** 6 Inc. living, sitting, dining, study & bedrooms & similar. Exc. hall, stairs & landing, kitchen, utility, en-suite cloakroom, bathroom & similar.

**Heated Habitable Rooms:** 6 Those with fixed heaters

**3.0 Date Built: Main Property:** A

**1st Extension:**

**2nd Extension:**

**Main Prop. Room(s) in the Roof:**

**1st Ext. Room(s) in the roof:**

**2nd Ext. Room(s) in the roof**

If a second extension exists, please fill in rest of details in extended data (last page)

Date sensitive bands below, please indicate one year in the relevant boxes

(A) Pre 1919 (B) 1919-1929 (C) 1930-1949 (D) 1950-1964 (E) 1965-1975 (F) 1976-1983
(G) 1984-1991 (H) 1992-1998 (I) 1999-2002 (J) 2003-2007 (K) 2008 and Onwards

**4.0 Property Dimensions: Internal:** ☑ **External:** ☐ Once selected, please ensure all floor area and wall perimeter measurements are measured consistently.(N.B. room in roof always measured internally)

**Main Property**

| | Floor Area ($m^2$) | Room Height (m) | Heat Loss Wall Perimeter (m) |
|---|---|---|---|
| Room(s) in Roof | | N/A | N/A |
| Remaining Floors | | | |
| 5th Floor | | | |
| 4th Floor | | | |
| 3rd Floor | | | |
| 2nd Floor | | | |
| 1st Floor | | | |
| Lowest Floor | 168.03 | 3.63 | 44.16 |

**1st Extension**

| | Floor Area ($m^2$) | Room Height (m) | Heat Loss Wall Perimeter (m) |
|---|---|---|---|
| Room(s) in Roof | | N/A | N/A |
| Remaining Floors | | | |
| 5th Floor | | | |
| 4th Floor | | | |
| 3rd Floor | | | |
| 2nd Floor | | | |
| 1st Floor | | | |
| Lowest Floor | | | |

N.B. If 2nd Extension exists please refer to extended data

**5.0 Is there a Conservatory?** Yes | No **If Yes, is it thermally separate?** Yes | No

**Does it have fixed heaters?** Yes | No
If fixed heaters are present, the EPC will suggest to use them sparingly

**Floor Area: ($m^2$)** **Double Glazed:** Yes | No **Glazed Perimeter: (m)**

**Room Height:** 1 Storey | 1.5 Storey | 2 Storey | 2.5 Storey | 3 Storey

**6.0 Shelter Factors for Flats & Maisonettes only:**

**Flat Corridor** No Corridor | Heated Corridor | Unheated Corridor **For unheated corridor, length of sheltered wall: (m)** 11.89

**Flat/maisonette Position: Which Floor** 2 0= Grd floor, 1= 1st, 2nd = 2 **How Many Floors in Block:** 5 1, 2, 3, 4..etc

**If not the lowest floor: Flat/maisonette heat loss floor type:**

Non-Exposed (Above another flat) | Exposed (to outside temp) | Semi-Exposed (to unheated internal space) | Semi-Exposed (to partially or intermittently heated internal space)

## 7.0 Wall Construction:

**Main Construction Type:** Stone: Granite or Whinstone | Stone: Sandstone | Solid Brick | Cavity | Cob | Timber Frame | System Built

**Main Construction Insulation:** External | Filled Cavity | Internal | As Built | Unknown

**1st Extension Construction Type:** Stone: Granite or Whinstone | Stone: Sandstone | Solid Brick | Cavity | Cob | Timber Frame | System Built

**1st Extension Construction** External | Filled Cavity | Internal | As Built | Unknown

**Alternative Wall Type Present:** Yes | No

If the main wall or extensions contain a different wall construction, this can be identified with the following questions

**Alternative Wall Is Part Of:** Main Wall | 1st Extension Wall | 2nd Extension Wall

**Alternative Wall Construction Type:** Stone: Granite or Whinstone | Stone: Sandstone | Solid Brick | Cavity | Cob | Timber Frame | System Built

**Alternative Wall Construction Insulation:** External | Filled Cavity | Internal | As Built | Unknown

**Alternative Wall Area ($m^2$):**

This figure is the net area of this construction, therefore minus any openings e.g. windows & doors.

## 8.0 Roof Construction:

**Main Roof Construction:** Pitched-Slate/Tile (Access to loft) | Pitched-Slate/Tile (No access to loft) | Pitched-Thatch | Flat | Other Dwelling Above

**Main Roof Insulation at:** None | Rafters | Joists | Unknown/As Built

**Main Roof Insulation at Joist Level:** 12mm | 25mm | 50mm | 75mm | 100mm | 150mm | 200mm | 250mm | ≥300mm

**Additional Insulation added:** Yes | No

This option should only be used when there is visual or documentary evidence of additional insulation, retrospectively installed, which is not accounted for above.

**Room in Roof, above Main Property (if present):**

**Insulation:** Unknown/As Built | No insulation | Flat ceiling only | All elements

**If 'Flat ceiling only' or 'All elements': What insulation is present at the flat ceiling:** 12mm | 25mm | 50mm | 75mm | 100mm | 150mm | 200mm | 250mm | ≥300mm | Not applicable

'Not applicable' to be used when the roof is vaulted

**1st Extension Roof Construction:** Pitched-Slate/Tile (Access to loft) | Pitched-Slate/Tile (No access to loft) | Pitched-Thatch | Flat | Other Dwelling Above

**1st Extension Roof Insulation at:** None | Rafters | Joists | Unknown/As Built

**1st Ext. Roof Insulation at Joist Level:** 12mm | 25mm | 50mm | 75mm | 100mm | 150mm | 200mm | 250mm | ≥300mm

**Additional Insulation added:** Yes | No

This option should only be used when there is visual or documentary evidence of additional insulation, retrospectively installed, which is not accounted for above.

**Room in Roof, above 1st Extension (if present):**

**Insulation:** Unknown/As Built | No insulation | Flat ceiling only | All elements

**If 'Flat ceiling only' or 'All elements': What insulation is present at the flat ceiling:** 12mm | 25mm | 50mm | 75mm | 100mm | 150mm | 200mm | 250mm | ≥300mm | Not applicable

'Not applicable' to be used when the roof is vaulted

## 8.1 Floor Construction:

**Main Floor Construction:** Unknown | Solid | Suspended Timber | Suspended Not Timber (e.g. beam and block)

**Main Floor Insulation:** Unknown | As Built | Retro Fitted

'Retro fitted' means insulation that has been added since the floor was built (evidence is needed)

**1st Extension Floor Construction:** Unknown | Solid | Suspended Timber | Suspended Not Ttimber (e.g. beam and

**1st Extension Floor Insulation:** Unknown | As Built | Retro Fitted

'Retro fitted' means insulation that has been added since the floor was built (evidence is needed)

**9.0 Windows:** Normal | More than typical | Less than typical — **Or: Extended Windows Data** ☐

**Proportion Double/Triple-glazed:** 0 % Enter amount of double/triple-glazing, e.g. half the property double-glazed = 50%

**Double/Triple-glazing Type:** D/G Pre 2003 | D/G Post or during 2003 | Don't know | Secondary Glazing | Triple Glazing

**10.0 Other Details:**

**No of open Fireplaces:** 5 — Include fireplaces that are open and ready to use

**Photovoltaic cells:** 0 % Proportion of total roof area covered with PV cells

**Low Energy Lighting:** 0 % Proportion of low energy lighting, as % of fixed outlets

**Terrain Type:** Urban | Suburban | Rural

**Wind Turbine Present :** Yes | No

**Mechanical Ventilation (whole house):** Yes | No — **Supply & Extract System** Yes | No

**Space and Water Heating Systems:** Select appropriate codes from heating tables in the RdSAP manual. Alternatively record boiler details and search the SEDBUK database.

**11.0 Space Heating & Controls**

**Manufacturer:** Ideal floor mounted non cond

**Model:** Old

**Boiler ID:**

**SEDBUK Reference Number:** [illegible]

**AND / OR**

Where the main system is via a wet central heating boiler (gas or oil), the preferred method to specify it, is via the SEDBUK system, as above. However, on site, **always** collect the three digit main heating code below, to allow for cases where the installed boiler can't be found in the SEDBUK system.

**Main Heating Code:** B | 1 | N — **Open Flue:** Yes | No

**Type of Heating:** Underfloor Heating | Radiators — Underfloor = wet system with pipes in the floor as heat transmitters

**Main Heating Controls Code:** C | B | C — **Secondary Heating Code:** R | E | 5

**12.0 Water Heating** Mog, Heino, no tms

**Water Heating Code:** H | W | P — **Solar Water Heating Present:** Yes | No

**If Immersion Heater:** Single | Dual — Single immersion - one immersion heater in the top half of the cylinder. Dual immersion - two immersion heaters usually one at the top and one near the bottom.

**13.0 Hot Water Cylinder:** Yes | No

**Hot Water Cylinder Size:** No access | Normal (90-130) | Medium (131-170) | Large (>170)

**Hot Water Cylinder Insulation:** None | Jacket | Spray Foam

**For Jacket or Spray Foam: Insulation Thickness:** 12mm | 25mm | 38mm | 50mm | 80mm | 120mm | 160mm

**Hot Water Cylinder Thermostat:** Yes | No

**14.0 Electricity Meter Type:** Single | Dual | 24hr Tariff | Unknown

**15.0 Is Mains Gas Available:** Yes | No — If the property **is not** heated by mains gas: does the property have either a gas meter within the dwelling or an appliance using mains gas e.g. cooker? If so the EPC will indicate a fuel switch possibility.

Any queries please telephone the helpline on 08700 850 490 or 01455 883 250

## RdSAP: Extended Data The following are items are deemed to be unusual, but can be added to the standard data set for the RdSAP.

### More Than One Extension

**Date Built:**

**2nd Extension:**

**2nd Ext. Room(s) in the roof:**

| 2nd Extension | Floor Area ($m^2$) | Room Height (m) | Heat Loss Wall Perimeter (m) |
|---|---|---|---|
| Room in Roof | | N/A | N/A |
| Remaining Floors | | | |
| 5th Floor | | | |
| 4th Floor | | | |
| 3rd Floor | | | |
| 2nd Floor | | | |
| 1st Floor | | | |
| Lowest Floor | | | |

**2nd Extension Construction Type:**
Stone: Granite or Whinstone | Stone: Sandstone | Solid Brick | Cavity | Cob | Timber Frame | System Built

**2nd Extension Construction**
External | Filled Cavity | Internal | As Built | Unknown

**2nd Extension Roof Construction:**
Pitched-Slate/Tile (Access to loft) | Pitched-Slate/Tile (No access to loft) | Pitched - Thatch | Flat | Other Dwelling Above

**2nd Extension Roof Insulation at:**
None | Rafters | Joists | Unknown/As Built

**2nd Ext. Roof Insulation at Joist Level:**
12mm | 25mm | 50mm | 75mm | 100mm | 150mm | 200mm | 250mm | ≥300mm

**Additional Insulation added:**
Yes | No — This option should only be used when there is visual or documentary evidence of additional insulation, retrospectively installed, which is not accounted for above.

**Room in roof, above 2nd Extension (if present):**

**Insulation:**
Unknown/As Built | No insulation | Flat ceiling only | All elements

**If 'Flat ceiling only' or 'All elements': What insulation is present at the flat ceiling:**
12mm | 25mm | 50mm | 75mm | 100mm | 150mm | 200mm | 250mm | ≥300mm | Not applicable — 'Not applicable' to be used when the roof is vaulted

**2nd Extension Floor Construction:**
Unknown | Solid | Suspended Timber | Suspended Not timber (e.g. beam and block)

**2nd Extension Floor Insulation:**
Unknown | As Built | Retro Fitted — 'Retro fitted' means insulation that has been added since the floor was built (evidence is needed)

### Excessive Window Area

| Window | Area 1 (m2) | Glazing Type 2 | Location/Element 3 |
|---|---|---|---|
| W1 | | | |
| W2 | | | |
| W3 | | | |
| W4 | | | |
| W5 | | | |
| W6 | | | |
| W7 | | | |
| W8 | | | |
| W9 | | | |
| W..... | Continue on to another page | | |

1 Area - Area of opening including both frame and glazing
2 Glazing Type - Single, Double pre 2002, Double post or during 2002, Unknown age, Secondary Glazing, Triple
3 Location/Element - The element where the window is located, i.e. main property wall or extensions walls, internal heat loss wall, main roof, extension roof. Ignore Q9.0 'area of glazing' and 'proportion of double/triple glazing %' from the normal data set when completing the extended data above. Conservatories and doors are unaffected, the extended data only applies to windows in the dwelling

# Energy Performance Certificate

## Address of dwelling and other details

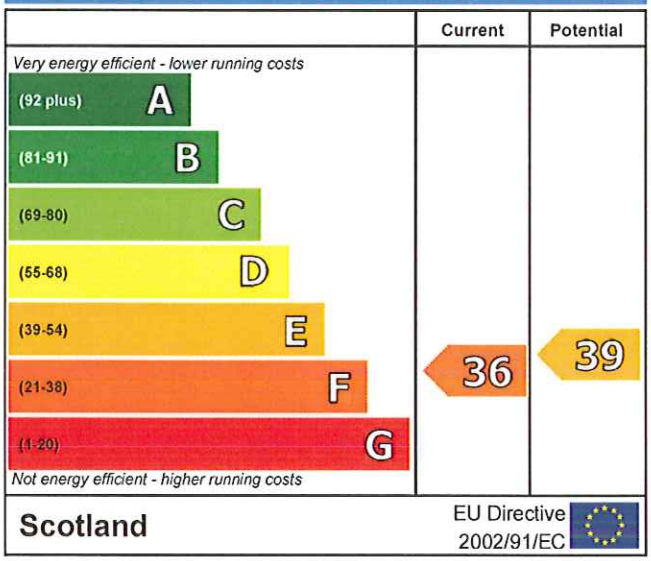
1F,
2 MANSFIELD PLACE,
EDINBURGH,
EH3 6NB

| | |
|---|---|
| Dwelling type: | Mid-floor flat |
| Name of approved organisation: | Elmhurst Energy Systems Ltd |
| Membership number: | EES/006287 |
| Date of certificate: | 15 February 2010 |
| Reference number: | 9056-1008-9202-0260-4900 |
| Type of assessment: | RdSAP, existing dwelling |
| Total floor area: | 168 m² |
| Main type of heating and fuel: | Boiler and radiators, mains gas |

## This dwelling's performance ratings

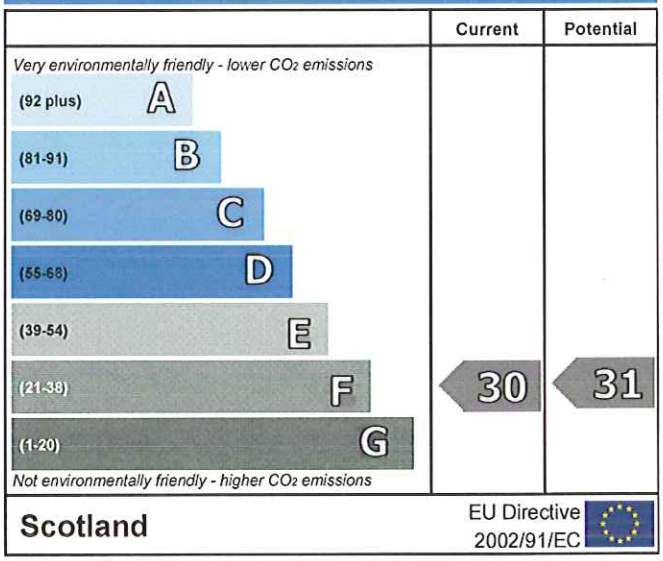
This dwelling has been assessed using the RdSAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide ($CO_2$) emissions. $CO_2$ is a greenhouse gas that contributes to climate change.

### Energy Efficiency Rating




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.

### Environmental Impact ($CO_2$) Rating




The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide ($CO_2$) emissions. The higher the rating the less impact it has on the environment.

Approximate current energy use per square metre of floor area: 432 kWh/m² per year

Approximate current $CO_2$ emissions: 79 kg/m² per year

## Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

| | |
|---|---|
| 1 Low energy lighting for all fixed outlets | 2 Upgrade heating controls |

*A full energy report is appended to this certificate*

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.

Information from this EPC may be given to the Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

Certification mark

**N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION**

# Energy Report

The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of Elmhurst Energy Systems Ltd. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.


| | |
|---|---|
| Assessor's name: | Ms. Deirdre Coogan |
| Company name/trading name: | DJ Alexander |
| Address: | 24 Dundas Street, Edinburgh, Scotland, EH3 6JN |
| Phone number: | 0131 6527313 |
| Fax number: | 0131 652 7319 |
| E-mail address: | deirdre@djalexander.co.uk |
| Related party disclosure: | No related party |


## Estimated energy use, carbon dioxide ($CO_2$) emissions and fuel costs of this home

| | Current | Potential |
|---|---|---|
| Energy use | 432 kWh/m² per year | 411 kWh/m² per year |
| Carbon dioxide emissions | 13 tonnes per year | 13 tonnes per year |
| Lighting | £188 per year | £94 per year |
| Heating | £1,742 per year | £1,711 per year |
| Hot water | £208 per year | £208 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.

## 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.

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.

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 in 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.

## 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 | Sandstone, as built, no insulation (assumed) | Poor | Poor |
| Roof | (another dwelling above) | - | - |
| Floor | To external air, uninsulated (assumed) | - | - |
| Windows | Single glazed | Very poor | Very poor |
| Main heating | Boiler and radiators, mains gas | Average | Good |
| Main heating controls | Programmer and room thermostat | Average | Average |
| Secondary heating | Room heaters, coal | - | - |
| Hot water | From main system | Average | Good |
| Lighting | No low energy lighting | Very poor | Very poor |
| Current energy efficiency rating | | F 36 | |
| Current environmental impact ($CO_2$) rating | | | F 30 |

## Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere. There are none applicable to this home.

## Recommended measures to improve this home's energy performance

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. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

| 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 | £66 | F 38 | F 30 |
| 2 Upgrade heating controls | £59 | E 39 | F 31 |
| **Sub-total** | **£125** | | |
| **Higher cost measures (over £500)** | | | |
| 3 Replace boiler with Band A condensing boiler | £416 | E 51 | E 41 |
| **Total** | **£541** | | |
| Potential energy efficiency rating | | E 51 | |
| Potential environmental impact ($CO_2$) rating | | | E 41 |

## 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. Some of these measures may be cost-effective when other building work is being carried out such as an alteration, extension or repair. Also they may become cost-effective in the future depending on changes in technology costs and fuel prices. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

| | | | |
|---|---|---|---|
| 4 50 mm internal or external wall insulation | £212 | D 58 | E 48 |
| Enhanced energy efficiency rating | | D 58 | |
| Enhanced environmental impact ($CO_2$) rating | | | E 48 |

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 ($CO_2$) 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 (thermostatic radiator valves)

Thermostatic radiator valves allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves. Thermostatic radiator valves should be fitted to every radiator except the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required. Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

**Higher cost measures (typically over £500 each)**

### 3 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

## 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.

### 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 and that building standards may apply to this work.

## 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 $CO_2$ emissions.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- 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.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- 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.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.
- Close your curtains at night to reduce heat escaping through the windows.

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.