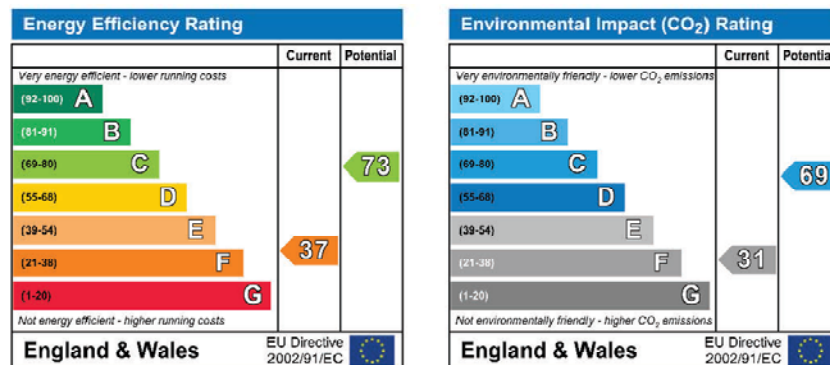


User Information Sheet 023

June 2010

Home Information Packs / Energy Performance Certificates

UKLPG receives a number of queries regarding the Energy Efficiency Ratings and Environmental Ratings generated as part of the Energy Performance Certificate included in the Home Information Pack (HIP) needed when a property is sold.



The Energy Efficiency Rating causes confusion as it is calculated using a tool developed by Government which includes a fuel cost element and is based on fuel costs in 2005. UKLPG has always pointed out to Government the inappropriateness of including a fuel cost element, especially as prices have become more volatile and as environmental concerns have grown. We continue to do so.

UKLPG has had a series of calculations carried out on “like for like” properties changing only the heating/hot water and cooking fuels. The detailed assumptions are given below.

The output from these calculations is as follows:

3 bedroom detached house with floor area of 102.0 m² and external perimeter of 29.2 m

	LPG (Propane)	Oil (Kerosene)	Natural Gas
Energy Efficiency Rating	34	57	68
Energy Efficiency Letter	F	D	D
Environmental Rating	55	50	63
Environmental Letter	D	E	D

4 bedroom detached house with floor area of 131.0 m² and external perimeter of 33.0 m

	LPG (Propane)	Oil (Kerosene)	Natural Gas
Energy Efficiency Rating	36	58	69
Energy Efficiency Letter	F	D	C
Environmental Rating	56	51	63
Environmental Letter	D	E	D

5 bedroom detached house with floor area of 214.0 m² and external perimeter of 42.2 m

	LPG (Propane)	Oil (Kerosene)	Natural Gas
Energy Efficiency Rating	39	60	71
Energy Efficiency Letter	E	D	C
Environmental Rating	58	54	66
Environmental Letter	D	E	D

Assumptions:

Properties:

- 1 a “typical” 1980’s style detached, 3 bedroom, 1 reception room house with family bathroom and a cloakroom;
- 2 a “typical” 1980’s style detached, 4 bedroom, 2 reception room house with family bathroom, en suite shower room and a cloakroom;
- 3 a “typical” 1980’s style detached, 5 bedroom, 2 reception room house with family bathroom, en suite shower room and a cloakroom.

Being 25 years old to avoid any confusion due to features which could be upgraded to “improve” the figures for any of the fuels considered we assumed that, as part of the updating and upgrading:

- the heating system has appropriate thermostats and timers;
- all windows are double glazed;
- all cavity walls are “foamed”;
- radiators/panel heaters are fitted with thermostatic valves or thermostats; and
- the loft and any hot water storage tanks are insulated to current standards.

This model has a side effect of revealing the possible limitations of upgrading.

We also assumed that all the light bulbs are high efficiency types and that secondary room heaters are fitted only in the main living room.

Appliances:

We considered three scenarios, installations using:

- a modern Natural Gas condensing boiler providing heat and hot water, gas cooking, gas secondary heating;
- a similar modern LPG condensing boiler providing heat and hot water, LPG cooking, LPG secondary heating;
- a similar modern oil condensing boiler providing heat and hot water, electric cooking, electric secondary heating.

Effectively this means that there would be no scope for recommendations for improvements and that the “Current” and “Potential” figures would be the same