WENSLEYDALE HOUSE SELF CATERING - ENVIRONMENTAL INFORMATION

We are committed to reducing our impact on the environment; so far we have taken these steps to reduce energy consumption and waste:

(1) Energy consumption.

"A Rated" condensing gas boiler

100% efficient gas fire

Thermostatic radiator valves

Low energy lighting

Additional insulation installed

We currently achieve an Energy Performance Certificate rating of **63** *(EPC's are compulsory for all self catering properties from June 2011; the average rating across all UK housing stock is 51)*

(2) Purchasing "A Rated" domestic appliances on replacement

(3) Rainwater harvesting (partial) for watering garden

(4) Purchasing locally produced milk & eggs for the welcome pack.

(5) Using local services (e.g. laundry contractor) to minimise transport and sustain community.

(6) Providing information on public transport (bus stop 20m, Wensleydale Railway 200m)

(7) Providing recycling facilities for paper, cardboard, plastic, glass, metal. Compost bin for food waste.

(8) Collection box / badge sales in support of Yorkshire Dales Millenium Trust

(9) Paperless marketing and booking system.

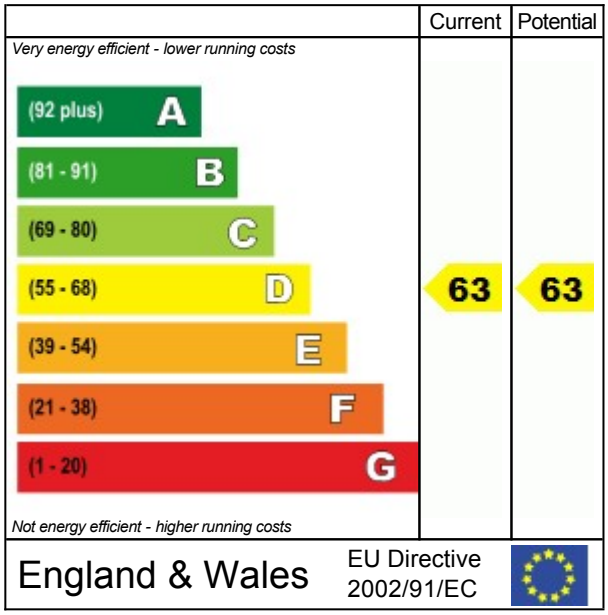
Energy Performance Certificate

11a St. Matthews Terrace
LEYBURN
DL8 5EL

Dwelling type: Mid-terrace house
Date of assessment: 07-Mar-2011
Date of certificate: 09-Mar-2011
Reference number: 8289-6627-8340-5473-2902
Type of assessment: RdSAP, existing dwelling
Total floor area: 141 m²

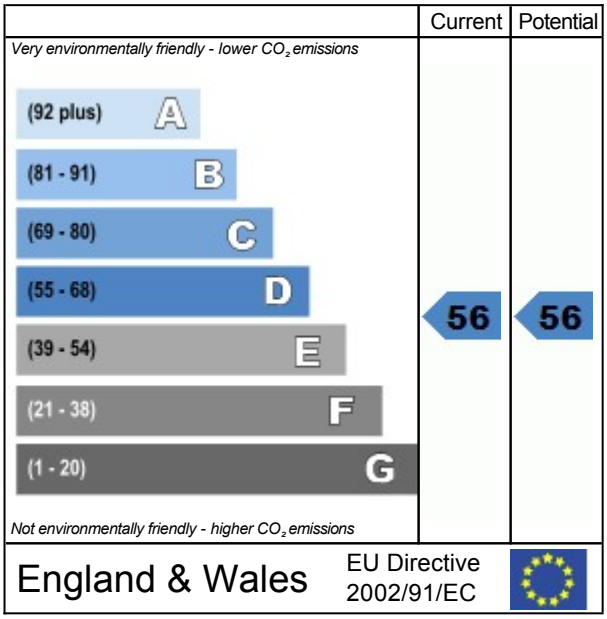
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

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.

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

	Current	Potential
Energy use	258 kWh/m² per year	258 kWh/m² per year
Carbon dioxide emissions	6.1 tonnes per year	6.1 tonnes per year
Lighting	£77 per year	£77 per year
Heating	£959 per year	£959 per year
Hot water	£154 per year	£154 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 temperature, 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.

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.