Energy Performance Certificate

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1 West Lynn Cottage, Walpole Marsh, Walpole St. Andrew, WISBECH, PE14 7JG

Dwelling type:	End-terrace house	**Reference number:**	9988-4039-7291-0312-5964
Date of assessment:	18 September 2012	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	19 September 2012	**Total floor area:**	70 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

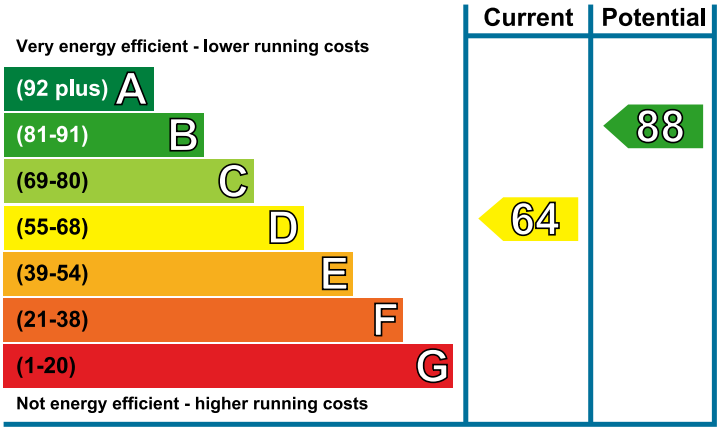
Estimated energy costs of dwelling for 3 years:	**£2,229**
Over 3 years you could save	**£792**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£120 over 3 years	£120 over 3 years	You could save £792 over 3 years
Heating	£1,752 over 3 years	£1,104 over 3 years	
Hot Water	£357 over 3 years	£213 over 3 years	
Totals	**£2,229**	**£1,437**	

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 Internal or external wall insulation	£4,000 - £14,000	£474	
2 Heating controls (room thermostat)	£350 - £450	£42	
3 Solar water heating	£4,000 - £6,000	£123	

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.