

Dwelling type: Detached house
Date of assessment: 18 August 2014
Date of certificate: 19 August 2014


Reference number: 9488-8034-7218-2264
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 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

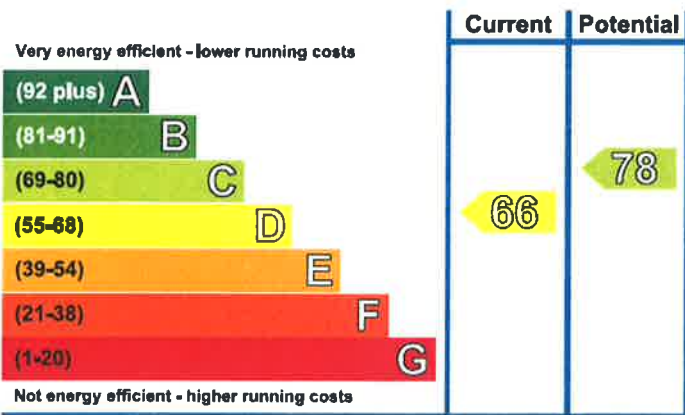
Estimated energy costs of dwelling for 3 years:	£ 3,879
Over 3 years you could save	£ 768

Estimated energy costs of this home

	Current costs	Potential costs	Potential future
Lighting	£ 495 over 3 years	£ 246 over 3 years	
Heating	£ 2,928 over 3 years	£ 2,610 over 3 years	
Hot Water	£ 456 over 3 years	£ 255 over 3 years	
Totals	£ 3,879	£ 3,111	

These figures show how much the average household would spend in this property for heating, lighting and water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of this home.

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

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

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

The EPC rating shown here is based on standard assumptions about occupancy and energy use. It may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 171
2 Low energy lighting for all fixed outlets	£90	£ 198
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 264

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.