

Dwelling type: Semi-detached house
Date of assessment: 03 June 2013
Date of certificate: 04 June 2013


Reference number: 8647-7326-0010-9917
Type of assessment: RdSAP, existing dwelling
Total floor area: 90 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:	£ 2,298
Over 3 years you could save	£ 408

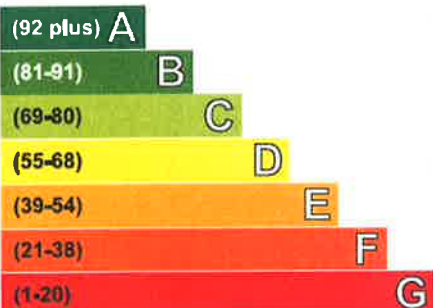
Estimated energy costs of this home

	Current costs	Potential costs	Potential future
Lighting	£ 300 over 3 years	£ 150 over 3 years	
Heating	£ 1,638 over 3 years	£ 1,497 over 3 years	
Hot Water	£ 360 over 3 years	£ 243 over 3 years	
Totals	£ 2,298	£ 1,890	

These figures show how much the average household would spend in this property for heating, lighting and hot 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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
66	81

The graph shows the current energy efficiency rating 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 dwelling 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	£ 900
2 Low energy lighting for all fixed outlets	£60	£ 120
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 700

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.