

Energy Performance Certificate



Flat 1, Keppel Road, MANCHESTER, M21 0BW

Dwelling type: Ground-floor flat
Date of assessment: 06 February 2015
Date of certificate: 19 February 2015

Reference number: 0439-2836-7826-9105-8311
Type of assessment: RdSAP, existing dwelling
Total floor area: 41 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

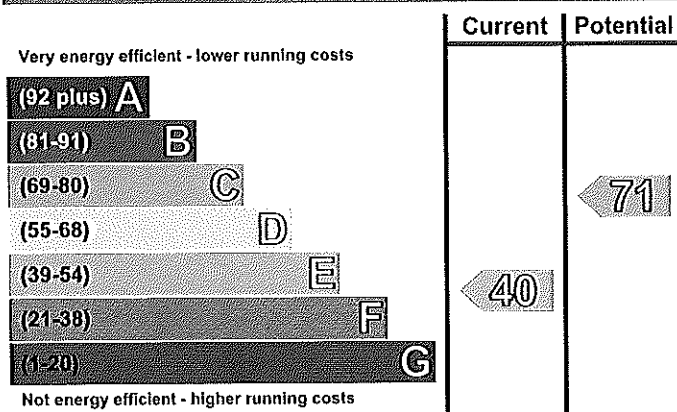
Estimated energy costs of dwelling for 3 years:	£ 2,904
Over 3 years you could save	£ 1,545

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 87 over 3 years	
Heating	£ 2,490 over 3 years	£ 1,095 over 3 years	
Hot Water	£ 291 over 3 years	£ 177 over 3 years	
Totals	£ 2,904	£ 1,359	

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	£ 894	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 108	✓
3 Low energy lighting for all fixed outlets	£10	£ 30	

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). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.