

Energy Performance Certificate


1 Portland Gate, St. Johns North, WAKEFIELD, WF1 3QE

Dwelling type: Ground-floor flat
Date of assessment: 18 March 2014
Date of certificate: 18 March 2014
Reference number: 9888-5049-7237-2914-0974
Type of assessment: RdSAP, existing dwelling
Total floor area: 48 m²

Use this document to:

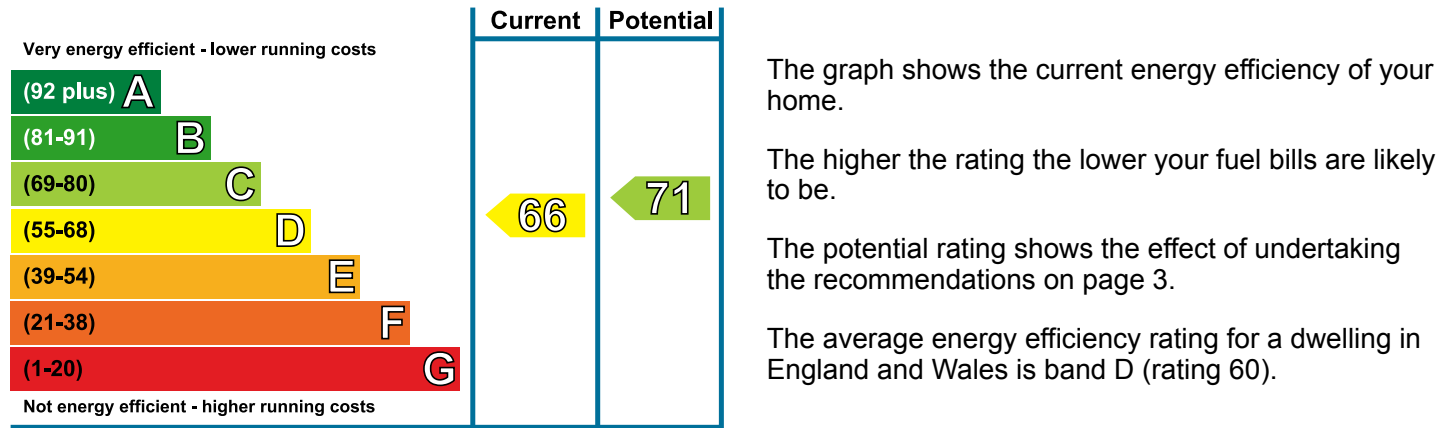
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,764
Over 3 years you could save	£ 249



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 105 over 3 years	
Heating	£ 843 over 3 years	£ 780 over 3 years	
Hot Water	£ 714 over 3 years	£ 630 over 3 years	
Totals	£ 1,764	£ 1,515	

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



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 Floor insulation	£800 - £1,200	£ 111	
2 Low energy lighting for all fixed outlets	£65	£ 56	
3 Heat recovery system for mixer showers	£585 - £725	£ 83	

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.