

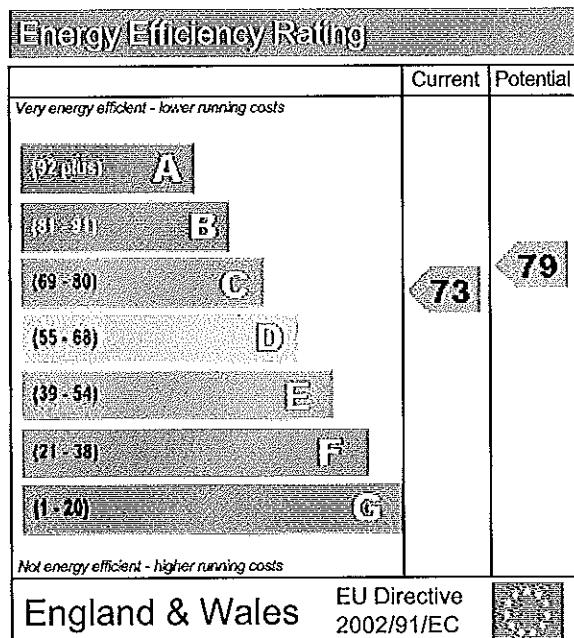
Energy Performance Certificate



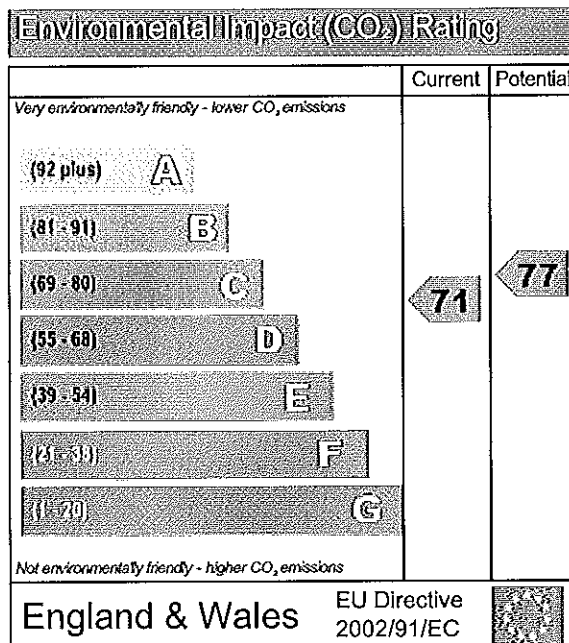
The Walled Gardens
17, Alness Road
MANCHESTER
M16 8SP

Dwelling type: Mid-terrace house
Date of assessment: 3 September 2009
Date of certificate: 08-Sep-2009
Reference number: 0778-0001-6221-6071-1000
Total floor area: 128 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	179 kWh/m ² per year	141 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	3.0 tonnes per year
Lighting	£137 per year	£69 per year
Heating	£481 per year	£425 per year
Hot water	£143 per year	£116 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome