

# Energy Performance Certificate

122a, Spencer Place, LEEDS, LS7 4DT


**Dwelling type:** Ground-floor flat  
**Date of assessment:** 14 December 2015  
**Date of certificate:** 14 December 2015

**Reference number:** 9548-8998-7202-4515-2980  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 44 m<sup>2</sup>

## Use this document to:

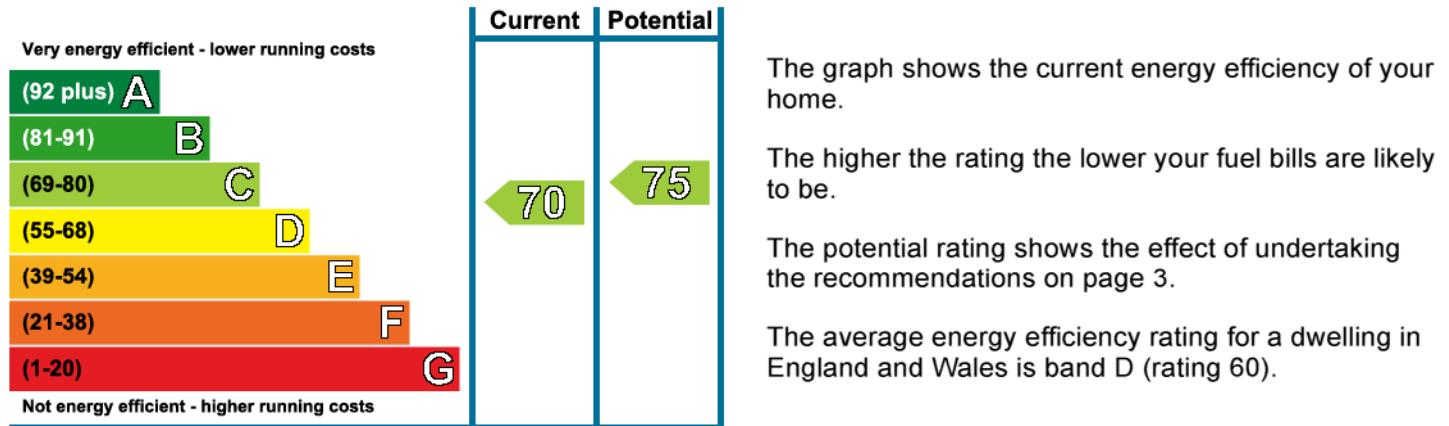
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,533</b>
<b>Over 3 years you could save</b>	<b>£ 303</b>



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	
Heating	£ 1,143 over 3 years	£ 840 over 3 years	
Hot Water	£ 249 over 3 years	£ 249 over 3 years	
<b>Totals</b>	<b>£ 1,533</b>	<b>£ 1,230</b>	

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 Internal or external wall insulation	£4,000 - £14,000	£ 255	
2 Heating controls (room thermostat)	£350 - £450	£ 45	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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.