Energy Performance Certificate



Use this document to:

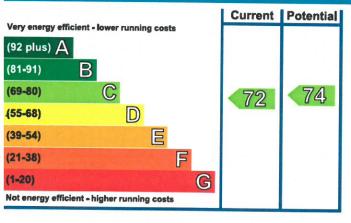
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

£ 1,254
£ 66

Estimated energy costs of this home **Current costs** Potential costs Potential future savings Lighting £ 123 over 3 years £ 123 over 3 years Heating £ 894 over 3 years £ 828 over 3 years You could **Hot Water** £ 237 over 3 years £ 237 over 3 years save £ 66 Totals £ 1,254 £ 1,188 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot vater and is not based on energy used by individual households. This excludes energy use for running appliances ike TVs, computers and cookers, and 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

lecommended measures	Indicative cost	Typical savings over 3 years
Internal or external wall insulation	£4,000 - £14,000	£ 66

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