

**Dwelling type:** Top-floor flat  
**Date of assessment:** 09 November 2019  
**Date of certificate:** 11 November 2019


**Reference number:** 0918-0987-7249-6271-  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 43 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

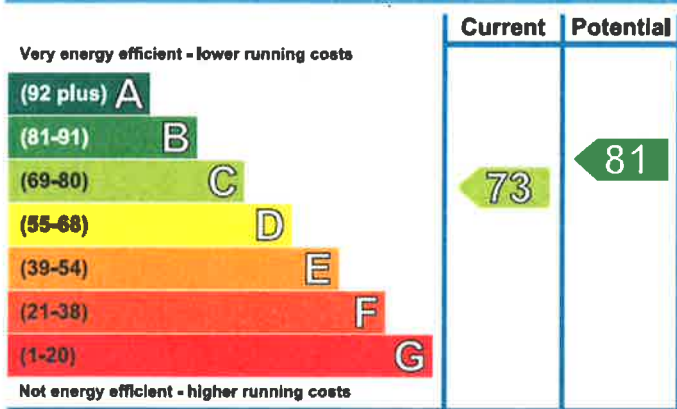
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,521</b>
<b>Over 3 years you could save</b>	<b>£ 441</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future s
<b>Lighting</b>	£ 171 over 3 years	£ 123 over 3 years	
<b>Heating</b>	£ 906 over 3 years	£ 579 over 3 years	
<b>Hot Water</b>	£ 444 over 3 years	£ 378 over 3 years	
<b>Totals</b>	<b>£ 1,521</b>	<b>£ 1,080</b>	

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

**Energy Efficiency Rating**



The graph shows the current energy efficiency of this home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommended improvements 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**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 192
2 Low energy lighting for all fixed outlets	£10	£ 36
3 High heat retention storage heaters	£800 - £1,200	£ 147

See page 3 for a full list of recommendations for this property.

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