

**Dwelling type:** Semi-detached house  
**Date of assessment:** 13 December 2012  
**Date of certificate:** 13 December 2012

**Reference number:** 8182-7832-0249-9307-2  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 84 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

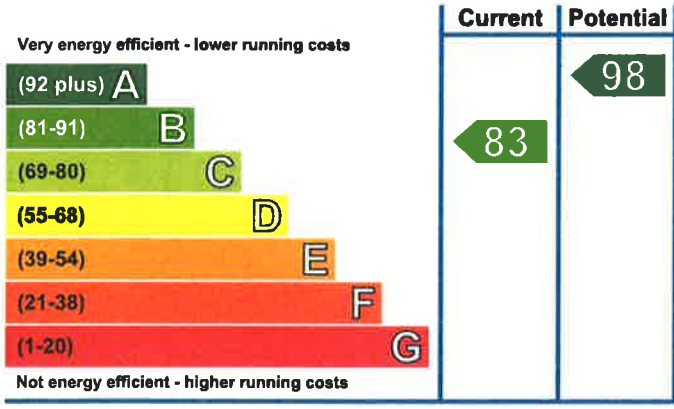
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,140</b>
<b>Over 3 years you could save</b>	<b>£ 105</b>

**Estimated energy costs of this home**

	<b>Current costs</b>	<b>Potential costs</b>	<b>Potential future savings</b>
<b>Lighting</b>	£ 141 over 3 years	£ 141 over 3 years	
<b>Heating</b>	£ 732 over 3 years	£ 732 over 3 years	
<b>Hot Water</b>	£ 267 over 3 years	£ 162 over 3 years	
<b>Totals</b>	<b>£ 1,140</b>	<b>£ 1,035</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 home.

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

The potential rating shows the effect of undertaking 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.

**Actions you can take to save money and make your home more efficient**

<b>Recommended measures</b>	<b>Indicative cost</b>	<b>Typical savings over 3 years</b>
1 Solar water heating	£4,000 - £6,000	£ 105
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 666
3 Wind turbine	£1,500 - £4,000	£ 237