

Date of certificate: 10 May 2012

Total floor area: 48 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>£ 1,530</b>
<b>Over 3 years you could save</b>	<b>£ 678</b>

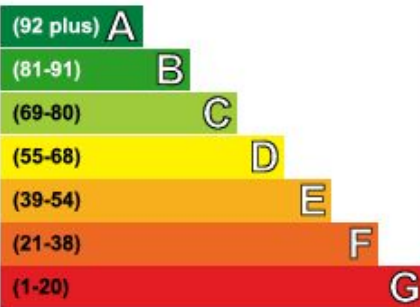
**Estimated energy costs of this home**

	<b>Current costs</b>	<b>Potential costs</b>	<b>Potential future savings</b>
<b>Lighting</b>	£ 111 over 3 years	£ 111 over 3 years	
<b>Heating</b>	£ 1,179 over 3 years	£ 597 over 3 years	
<b>Hot Water</b>	£ 240 over 3 years	£ 144 over 3 years	
<b>Totals</b>	<b>£ 1,530</b>	<b>£ 852</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot 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**

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
65	81

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**

<b>Recommended measures</b>	<b>Indicative cost</b>	<b>Typical savings over 3 years</b>	<b>Available with Green Deal</b>
1 Internal or external wall insulation	£4,000 - £14,000	£ 303	
2 Draught proofing	£80 - £120	£ 24	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 84	

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.