

Energy Performance Certificate

First Floor Flat, Warham Road, LONDON,

Dwelling type: Top-floor flat
 Date of assessment: 03 July 2012
 Date of certificate: 07 July 2012


Reference number: 8608-6879-4929-7506-9323
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 59 m²

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

Estimated energy costs of dwelling for 3 years:	£ 2,352
Over 3 years you could save	£ 657

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 105 over 3 years	£ 105 over 3 years	
Heating	£ 1,995 over 3 years	£ 1,428 over 3 years	
Hot Water	£ 252 over 3 years	£ 162 over 3 years	
Totals	£ 2,352	£ 1,695	

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

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	53	66

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).

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	£ 372	✓
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 57	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 168	✓

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.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.