Energy Performance Certificate

HM Government

4, Coldcotes Grove, LEEDS, LS9 6PD

Dwelling type:	Semi-detached house	**Reference number:**	0953-2865-6243-9421-4661
Date of assessment:	25 April 2019	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	14 May 2019	**Total floor area:**	70 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

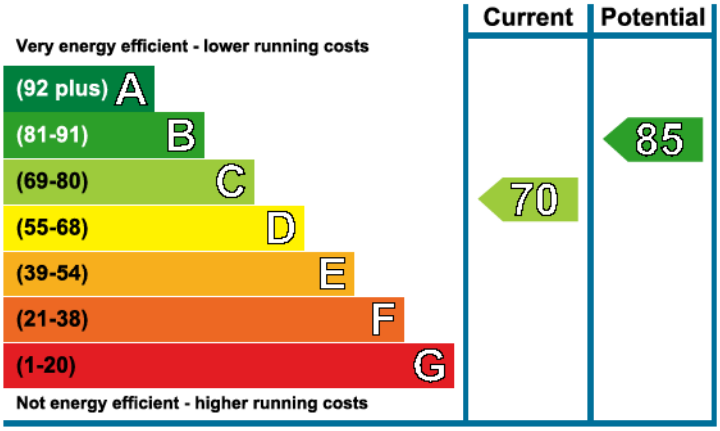
Estimated energy costs of dwelling for 3 years:	**£ 1,845**
Over 3 years you could save	**£ 249**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 156 over 3 years	You could save £ 249 over 3 years
Heating	£ 1,377 over 3 years	£ 1,272 over 3 years	
Hot Water	£ 249 over 3 years	£ 168 over 3 years	
Totals	**£ 1,845**	**£ 1,596**	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 114
2 Low energy lighting for all fixed outlets	£10	£ 57
3 Solar water heating	£4,000 - £6,000	£ 81

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 or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.