

Energy Performance Certificate

7, Milnthorpe Lane, Bramham, WETHERBY, LS23 6SW

Dwelling type:	Detached house	Reference number:	2748-4068-7202-4826-7994
Date of assessment:	24 February 2016	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	24 February 2016	Total floor area:	117 m ²

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:	£ 3,222
Over 3 years you could save	£ 690

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 219 over 3 years	
Heating	£ 2,304 over 3 years	£ 2,064 over 3 years	
Hot Water	£ 570 over 3 years	£ 249 over 3 years	
Totals	£ 3,222	£ 2,532	

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

Very energy efficient - lower running costs

(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

Not energy efficient - higher running costs

Current	Potential
67	82

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 Floor insulation (suspended floor)	£800 - £1,200	£ 165	
2 Low energy lighting for all fixed outlets	£50	£ 102	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 270	

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.