

# Energy Performance Certificate

79, Wootton Road, Kempston, BEDFORD, MK43 9BJ

**Dwelling type:** Semi-detached house

**Date of assessment:** 22 October 2014

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**Reference number:** 9624-2892-7407-9224-5165

**Type of assessment:** RdSAP, existing dwelling

**Total floor area:** 91 m<sup>2</sup>

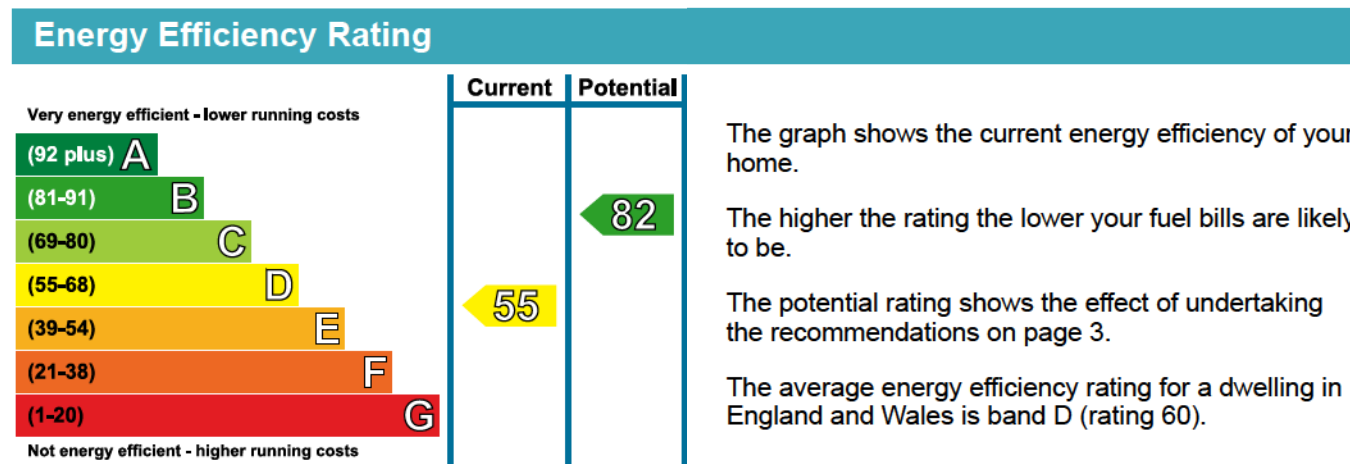
## Use this document to:

- 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>£ 3,381</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 1,371</b> |

| Estimated energy costs of this home |                      |                      |                                                                                     |
|-------------------------------------|----------------------|----------------------|-------------------------------------------------------------------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings                                                            |
| Lighting                            | £ 165 over 3 years   | £ 165 over 3 years   |  |
| Heating                             | £ 2,838 over 3 years | £ 1,599 over 3 years |                                                                                     |
| Hot Water                           | £ 378 over 3 years   | £ 246 over 3 years   |                                                                                     |
| <b>Totals</b>                       | <b>£ 3,381</b>       | <b>£ 2,010</b>       |                                                                                     |

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.



## 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 | £ 983                        | ✓                         |
| 2 Floor insulation                                | £800 - £1,200    | £ 179                        | ✓                         |
| 3 Heating controls (thermostatic radiator valves) | £350 - £450      | £ 83                         | ✓                         |

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](http://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.