

Energy Performance Certificate

2, Walton Gates, Thorp Arch, WETHERBY, LS23 7DP

Dwelling type: Semi-detached house
Date of assessment: 03 May 2016
Date of certificate: 03 May 2016

Reference number: 0778-4009-7295-4646-3910
Type of assessment: RdSAP, existing dwelling
Total floor area: 110 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:	£ 3,660
Over 3 years you could save	£ 1,116

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 198 over 3 years	
Heating	£ 2,838 over 3 years	£ 2,076 over 3 years	
Hot Water	£ 444 over 3 years	£ 270 over 3 years	
Totals	£ 3,660	£ 2,544	

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 61 99	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 Cavity wall insulation	£500 - £1,500	£ 189	
2 Internal or external wall insulation	£4,000 - £14,000	£ 615	
3 Low energy lighting for all fixed outlets	£90	£ 153	

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.