

# Energy Performance Certificate

1, Walkershall Way, MANCHESTER, M20 2EP

<b>Dwelling type:</b>	Detached house	<b>Reference number:</b>	8504-9105-7039-1827-6233
<b>Date of assessment:</b>	20 February 2017	<b>Type of assessment:</b>	SAP, new dwelling
<b>Date of certificate:</b>	20 February 2017	<b>Total floor area:</b>	125 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>£ 1,767</b>
<b>Over 3 years you could save</b>	<b>£ 135</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	
Heating	£ 1,233 over 3 years	£ 1,239 over 3 years	
Hot Water	£ 321 over 3 years	£ 180 over 3 years	
<b>Totals</b>	<b>£ 1,767</b>	<b>£ 1,632</b>	

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

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>80</p>	<p>90</p>

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.

## Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 138
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 762