

Energy Performance Certificate

The Flat, 12 Beech Road, ST. ALBANS, AL3 5AS

Dwelling type: Top-floor maisonette
Date of assessment: 17 September 2018
Date of certificate: 18 September 2018

Reference number: 8538-7821-3630-6923-5996
Type of assessment: RdSAP, existing dwelling
Total floor area: 104 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:

£ 3,996

Over 3 years you could save

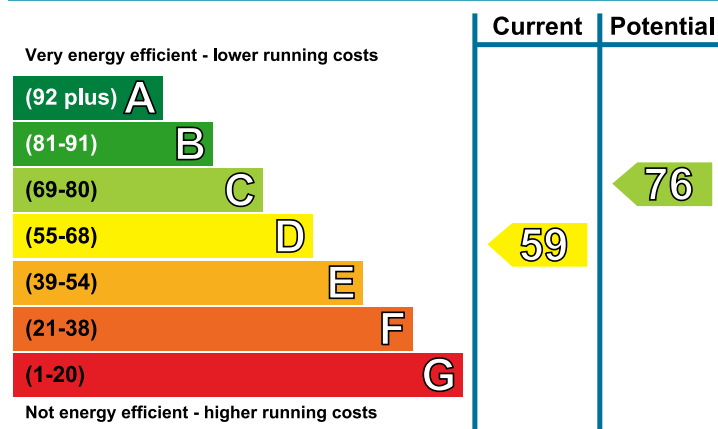
£ 1,668

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	
Heating	£ 3,207 over 3 years	£ 1,539 over 3 years	
Hot Water	£ 543 over 3 years	£ 543 over 3 years	
Totals	£ 3,996	£ 2,328	

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 366
2 Internal or external wall insulation	£4,000 - £14,000	£ 954
3 High heat retention storage heaters	£2,000 - £3,000	£ 348

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.