

# Energy Performance Certificate



**Forest Oak Close, CARDIFF, CF23 6QN**

**Dwelling type:** Top-floor flat  
**Date of assessment:** 11 August 2014  
**Date of certificate:** 11 August 2014

**Reference number:** 9398-1073-7238-0624-4934  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 69 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

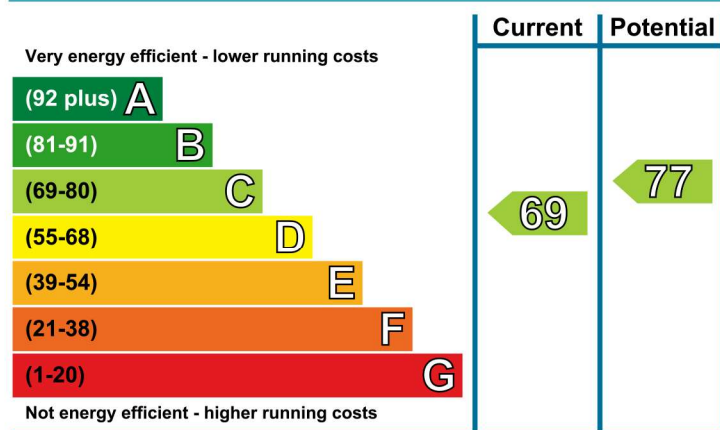
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,902</b>
<b>Over 3 years you could save</b>	<b>£ 507</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 246 over 3 years	£ 138 over 3 years	
<b>Heating</b>	£ 1,383 over 3 years	£ 984 over 3 years	
<b>Hot Water</b>	£ 273 over 3 years	£ 273 over 3 years	
<b>Totals</b>	<b>£ 1,902</b>	<b>£ 1,395</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



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 Increase loft insulation to 270 mm	£100 - £350	£ 225
2 Cavity wall insulation	£500 - £1,500	£ 191
3 Low energy lighting for all fixed outlets	£35	£ 93

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