Energy Performance Certificate

HM Government

38, Langley Road, ABINGDON, OX14 1YD

Dwelling type:	Ground-floor maisonette	**Reference number:**	0370-2807-6633-2020-4085
Date of assessment:	23 July 2020	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	24 July 2020	**Total floor area:**	32 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:	**£ 1,518**
Over 3 years you could save	**£ 258**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 102 over 3 years	**You could save £ 258 over 3 years**
Heating	£ 960 over 3 years	£ 702 over 3 years	
Hot Water	£ 456 over 3 years	£ 456 over 3 years	
Totals	**£ 1,518**	**£ 1,260**	

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 Floor insulation (suspended floor)	£800 - £1,200	£ 258

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.