

Energy Performance Certificate



75, Boughey Road, STOKE-ON-TRENT, ST4 2BN

Dwelling type: Mid-terrace house
 Date of assessment: 05 June 2013
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 Reference number: 8687-6326-7850-1985-2902
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 81 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:	£ 2,097
Over 3 years you could save	£ 573

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 150 over 3 years	
Heating	£ 1,641 over 3 years	£ 1,182 over 3 years	
Hot Water	£ 267 over 3 years	£ 192 over 3 years	
Totals	£ 2,097	£ 1,524	

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

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	67	87

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 Increase loft insulation to 270 mm	£100 - £350	£ 69	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 333	✓
3 Low energy lighting for all fixed outlets	£15	£ 36	

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.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.direct.gov.uk/savingenergy. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Increase loft insulation to 270 mm	£100 - £350	£ 23	D68	
Internal or external wall insulation	£4,000 - £14,000	£ 111	C74	
Low energy lighting for all fixed outlets	£15	£ 12	C74	
Heating controls (room thermostat)	£350 - £450	£ 21	C75	
Solar water heating	£4,000 - £6,000	£ 25	C76	
Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 236	B87	

Choosing the right package

Visit www.epcadviser.direct.gov.uk, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

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Green Deal package	Typical annual savings
Loft insulation	Total savings of £134
Internal or external wall insulation	
Electricity/gas/other fuel savings	£0 / £134 / £0

You could finance this package of measures under the Green Deal. It could **save you £134 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.