

Flat 4, One Tree Court, Stephenson Close, WATFORD, WD18 3DD


Dwelling type:	Mid-rise flat	Reference number:	2040-1276-6288-0163-1076
Date of assessment:	24 August 2017	Type of assessment:	RUCAP existing dwelling
Date of certificate:	24 August 2017	Total floor area:	61 m ²

Use this document for:

- 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:	£ 1,119
Over 3 years you could save:	£ 42

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 144 over 3 years	
Heating	£ 651 over 3 years	£ 657 over 3 years	
Hot Water	£ 276 over 3 years	£ 276 over 3 years	
Total	£ 1,119	£ 1,077	

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 micro-generation.

Energy Efficiency Rating

How energy efficient is your energy costs?



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 G (rating 69).

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	Available with Green Deal
1. Low energy lighting for all fixed outlets	£75	£42	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](#) or call 0344 812 1234 (standard national rate). The Green Deal may enable you to make your home warmer, and cheaper to run.