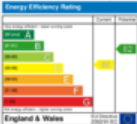


38, The Herons
 TRATONHAM
 PO210 6LP

Building type: Top-floor flat
 Date of assessment: 07 April 2010
 Date of certificate: 07 April 2010
 Reference number: 0075-2843-6140-9600-1140
 Type of assessment: RDSAP, existing building
 Total floor area: 62 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	206 kWh/m ² per year	156 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	1.6 tonnes per year
Lighting	£20 per year	£20 per year
Heating	£620 per year	£207 per year
Hot water	£140 per year	£138 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised turning conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with services, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended tag when buying energy efficient products. To a quick and easy way to identify the most energy efficient product on the market. The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your building's energy performance.