


25a, Westcott Way, THATCHAM, RG29 8BQ

Dwelling type:	Top floor flats/apartments	Reference number:	8253-8223-2429-2167-0643
Date of assessment:	02 June 2014	Type of assessment:	RULEAP, existing dwelling
Date of certificate:	04 June 2014	Total floor area:	62 m <sup>2</sup>




## 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:	£ 1,887
Over 3 years you could save:	£ 801

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 87 over 3 years	
Heating	£ 861 over 3 years	£ 726 over 3 years	
Hot Water	£ 732 over 3 years	£ 297 over 3 years	
<b>Totals</b>	<b>£ 1,887</b>	<b>£ 1,086</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 ovens, and electricity generated by micro-generation.

Energy Efficiency Rating		
	Current	Potential
<p>Very energy efficient: lower energy costs</p>  <p>Average efficient: higher energy costs</p>		
	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).</p> <p>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.</p>	

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 270mm	£100 - £200	£ 21
2 Cavity wall insulation	£500 - £1,000	£ 108
3 Add additional 80mm jacket to hot water cylinder	£75 - £100	£ 21

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.energyhelp.gov.uk](http://www.energyhelp.gov.uk) or call Freephone 0800 444333. The Green Deal may enable you to make your home warmer and cheaper to run.