

Energy Performance Certificate



Third Floor Flat, 19 Portland Place, BATH, BA1 2RZ

Dwelling type:	Top-floor flat	Reference number:	0275-2809-7537-2700-0611
Date of assessment:	01 July 2020	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	02 July 2020	Total floor area:	107 m ²

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:	£ 2,559
Over 3 years you could save	£ 375

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 249 over 3 years	
Heating	£ 1,923 over 3 years	£ 1,668 over 3 years	
Hot Water	£ 267 over 3 years	£ 267 over 3 years	
Totals	£ 2,559	£ 2,184	

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

	Current	Potential	
Very energy efficient - lower running costs			<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 60).</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>
(92 plus) A			
(81-91) B			
(69-80) C	69	73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			Not energy efficient - higher running costs

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 270 mm	£100 - £350	£ 138
2 Low energy lighting for all fixed outlets	£20	£ 108
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 126

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.