

# Energy Performance Certificate



Marlow Moor Road, MANCHESTER, M21 8BH

Dwelling type: Top-floor flat  
Date of assessment: 29 August 2012  
Date of certificate: 05 September 2012

Reference number: 8406-9410-8129-1427-4823  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 172 m<sup>2</sup>

## Use this document to:

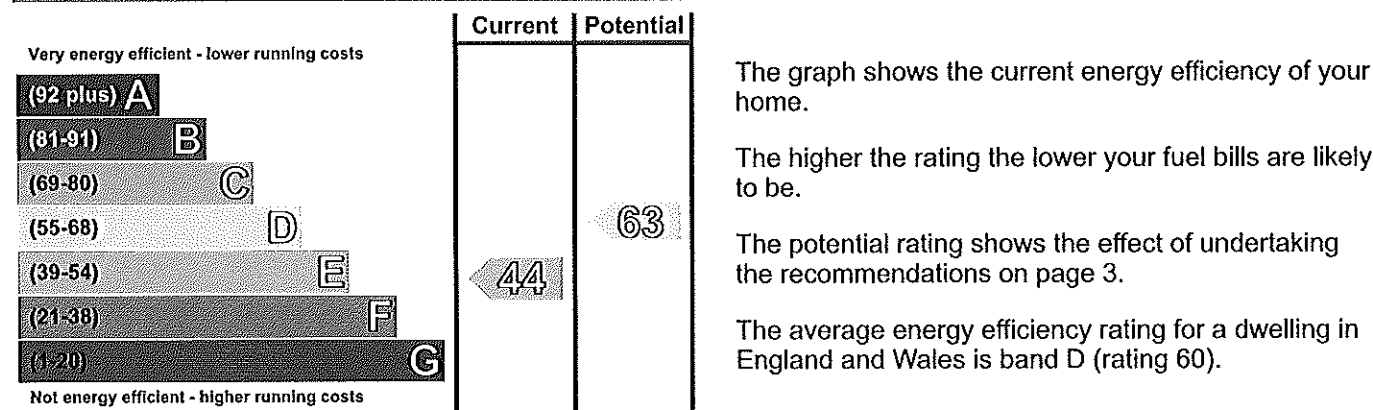
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,973
Over 3 years you could save	£ 1,992

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 282 over 3 years	
Heating	£ 5,379 over 3 years	£ 3,423 over 3 years	
Hot Water	£ 312 over 3 years	£ 276 over 3 years	
<b>Totals</b>	<b>£ 5,973</b>	<b>£ 3,981</b>	

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



## 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 Flat roof insulation	£850 - £1,500	£ 225	
2 Cavity wall insulation	£500 - £1,500	£ 600	
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 759	

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](http://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.