

# Energy Performance Certificate



64a Melville Place, LEEDS, LS6 2LZ

Dwelling type: Top-floor flat  
 Date of assessment: 28 July 2016  
 Date of certificate: 28 July 2016

Reference number: 0955-2838-6339-9426-7641  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 73 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:	£ 6,573
Over 3 years you could save	£ 5,148

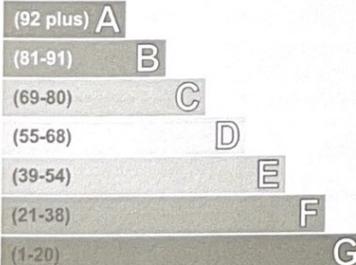
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 174 over 3 years	
Heating	£ 5,379 over 3 years	£ 876 over 3 years	
Hot Water	£ 954 over 3 years	£ 375 over 3 years	
<b>Totals</b>	<b>£ 6,573</b>	<b>£ 1,425</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 cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
18	80

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 D (rating 60).

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
1 Room-in-roof insulation	£1,500 - £2,700	£ 3,534
2 Internal or external wall insulation	£4,000 - £14,000	£ 288
3 Low energy lighting for all fixed outlets	£50	£ 45

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.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.