



Energy Performance Certificate

22 Lancaster Road
BRIGHTON
BN1 5DG

Dwelling type: Semi-detached house
Date of assessment: 07 March 2011
Reference number: 8189-6527-8860-2415-4902
Type of assessment: RDSAP, existing dwelling
Total floor area: 159m²

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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
35	22

Energy Efficiency Rating
The energy efficiency rating is a measure of the overall energy 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.

Environmental Impact (CO₂) Rating
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

Energy use	Current	Potential
Energy use	623 kWh/m ² per year	623 kWh/m ² per year
Carbon dioxide emissions	15.2 tonnes per year	15.2 tonnes per year
Lighting	£122 per year	£122 per year
Heating	£1724 per year	£1724 per year
Hot water	£120 per year	£120 per year

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

To see how this home can achieve its potential rating please see the recommended measures. Because fuel prices can change over time and energy saving recommendations will evolve, reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date do not include the impact of the fuel bills used for cooking or running appliances, such as TV, fridge etc.; nor do they consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures using standard running periods, room temperatures, etc.) that are the same for all homes. The figures costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated the fuel figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel



