

Energy Performance Certificate



14, Eden Avenue, Uplands, SWANSEA, SA2 0PS

Dwelling type: Semi-detached house

Date of assessment: 27 May 2014

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Reference number: 2038-7074-7225-2934-7974

Type of assessment: RdSAP, existing dwelling

Total floor area: 158 m²

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

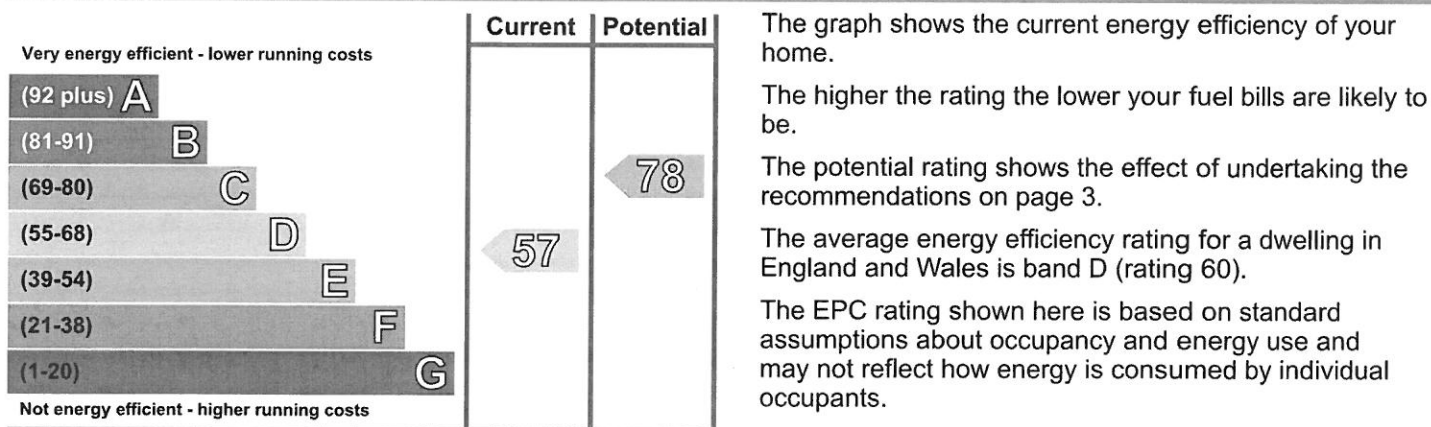
Estimated energy costs of dwelling for 3 years:	£ 4,563
Over 3 years you could save	£ 1,551

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 225 over 3 years	
Heating	£ 3,804 over 3 years	£ 2,475 over 3 years	
Hot Water	£ 381 over 3 years	£ 312 over 3 years	
Totals	£ 4,563	£ 3,012	

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 297
2 Low energy lighting for all fixed outlets	£110	£ 123
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 621

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 or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.