

Energy Performance Certificate

45, Magnolia Gardens, EDGWARE, HA8 9GH


Dwelling type: End-terrace house
Date of assessment: 27 September 2012
Date of certificate: 28 September 2012

Reference number: 8242-7021-0630-8213-5922
Type of assessment: RdSAP, existing dwelling
Total floor area: 56 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:	£1,506
Over 3 years you could save	£186

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£108 over 3 years	£108 over 3 years	
Heating	£1,041 over 3 years	£1,014 over 3 years	
Hot Water	£357 over 3 years	£198 over 3 years	
Totals	£1,506	£1,320	

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		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>70</p>	<p>Potential</p> <p>87</p>

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).

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 Increase loft insulation to 270 mm	£100 - £350	£48	✓
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£30	✓
3 Solar water heating	£4,000 - £6,000	£105	✓

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 or call **0300 123 1234** (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.