

# Energy Performance Certificate



Flat 95 Image Court, Maxwell Road, ROMFORD, RM7 0FL

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 12 August 2015  
**Date of certificate:** 14 August 2015  
**Reference number:** 9228-7052-7388-3485-3924  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 62 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:**

**£ 993**

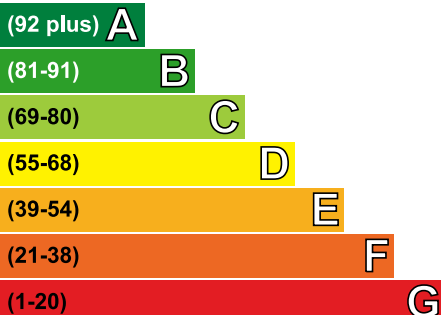
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	Not applicable
Heating	£ 600 over 3 years	£ 600 over 3 years	
Hot Water	£ 261 over 3 years	£ 261 over 3 years	
<b>Totals</b>	<b>£ 993</b>	<b>£ 993</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



Current	Potential
82	82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

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.