

Energy Performance Certificate

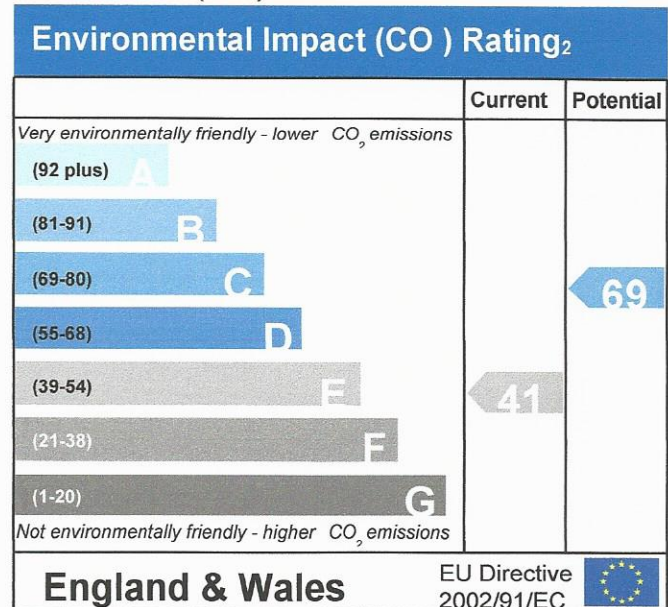
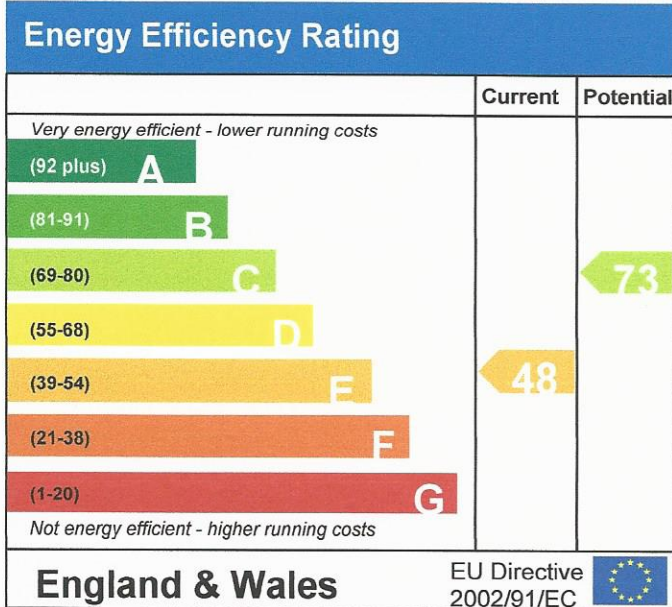


2, Edwell Avenue

Dwelling type: End-terrace house
 Date of assessment: 20 March 2009
 Date of certificate: 21 March 2009
 Reference number: 2308-9002-6267-5691-5034
 Total floor area: 65 m²

BLACKPOOL
 FY4 3BX

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.²



The energy efficiency rating is a measure of the overall 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.

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 home²

	Current	Potential
Energy use	471 kWh/ m per year ²	235 kWh/ m per year ²
Carbon dioxide emissions	5.1 tonnes per year	2.6 tonnes per year
Lighting	£43 per year	£31 per year
Heating	£661 per year	£368 per year
Hot water	£166 per year	£92 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.