Energy performance certificate (EPC)						
9a Trinity Street Gainsborough DN21 2AL	Energy rating	Valid until: 15 February 2031 Certificate number: 0580-2325-4020-2599-3025				
Property type	Ground-floor maisonette					
Total floor area		169 square metres				

Rules on letting this property

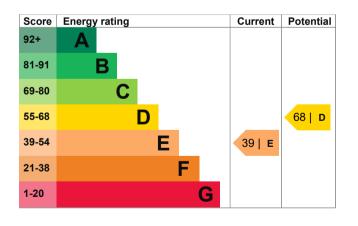
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, with internal insulation	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), ceiling insulated	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and room thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 87% of fixed outlets	Very good
Floor	Suspended, insulated	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 372 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property This property's potential 8.5 tonnes of CO2 production One of the biggest contributors to climate change is carbon dioxide (CO2). The energy By making the recommended changes, you used for heating, lighting and power in our could reduce this property's CO2 emissions by homes produces over a quarter of the UK's CO2 2.5 tonnes per year. This will help to protect the emissions. environment. An average household 6 tonnes of CO2 Environmental impact ratings are based on produces assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property. 11.0 tonnes of CO2 This property produces

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (39) to D (68).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£136
2. Room-in-roof insulation	£1,500 - £2,700	£561
3. High heat retention storage heaters	£3,600 - £5,400	£601

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Heating a property usually makes up the majority of energy costs.	
Estimated yearly energy cost for this property	£3055	Estimated energy used to heat this property Space heating 17210 kWh per year	
Potential saving	£1297	Water heating	2550 kWh per year
The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.		Potential energy savings by installing insulation	
The estimated saving is based on making all of the recommendations in <u>how to improve this</u> property's energy performance. For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/). Heating use in this property		Type of insulation Loft insulation	Amount of energy saved 894 kWh per year
		You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u> . This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.	

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name Telephone Email Nicholas Clapp 07375489752 <u>nickclapp@gmail.com</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO033147 0330 124 9660 certification@stroma.com

No related party 15 February 2021 16 February 2021 RdSAP