

Rules on letting this property

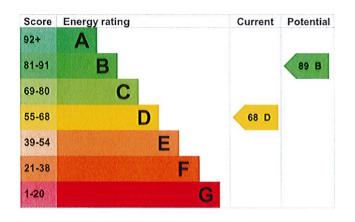
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

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

See how to improve this property's energy efficiency.



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature Description		Rating	
Wall	Solid brick, as built, no insulation (assumed)	ed) Very poor	
Roof	Pitched, 270 mm loft insulation	Good	
Window	Fully double glazed	Good	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	TRVs and bypass	Average	
Hot water	From main system	Good	
Lighting	Low energy lighting in all fixed outlets	Very good	
Floor	Solid, no insulation (assumed)	N/A	
Secondary heating	None	N/A	

Primary energy use

The primary energy use for this property per year is 227 kilowatt hours per square metre (kWh/m2).



How this affects your energy bills

An average household would need to spend £842 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £323 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- · 9,877 kWh per year for heating
- · 2,214 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 3,386 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impa property	ct of this	This property produces	3.8 tonnes of CO2	
This property's current environmental impact rating is D. It has the potential to be B.		This property's potential production	1.1 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based or		
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£180

Step	Typical installation cost	Typical yearly saving
2. Floor insulation (solid floor)	£4,000 - £6,000	£39
3. Condensing boiler	£2,200 - £3,000	£73
4. Solar water heating	£4,000 - £6,000	£32
5. Solar photovoltaic panels	£3,500 - £5,500	£322

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name Nigel Kersey
Telephone 01472 827244

Email <u>nigelkersey@btinternet.com</u>

Contacting the accreditation scheme

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

Accreditation scheme Stroma Certification Ltd Assessor's ID STRO004819

Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

About this assessment

Assessor's declaration No related party
Date of assessment 17 February 2020
Date of certificate 18 February 2020

Type of assessment RdSAP

