

## Rules on letting this property

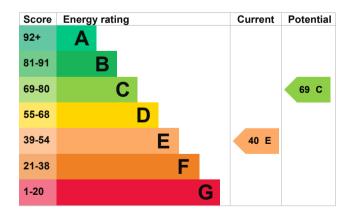
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

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

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



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) | Poor      |
| Roof                 | Pitched, 300 mm loft insulation                | Very good |
| Window               | Fully double glazed                            | Average   |
| Main heating         | Electric storage heaters                       | Average   |
| Main heating control | Manual charge control                          | Poor      |
| Hot water            | Electric instantaneous at point of use         | Very poor |
| Lighting             | Low energy lighting in 80% of fixed outlets    | Very good |
| Floor                | (another dwelling below)                       | N/A       |
| Secondary heating    | Portable electric heaters (assumed)            | N/A       |

### Primary energy use

The primary energy use for this property per year is 820 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

• Storage heater or dual immersion, and single electric meter
A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.

## How this affects your energy bills

An average household would need to spend £1,005 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 £502 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 7,794 kWh per year for heating
- 896 kWh per year for hot water

| Impact on the enviro   | onment | This property produces   | 4.6 tonnes of CO2 |
|--|--------|--|-------------------|
| •  |        | ····· proporty produces  |                   |
| This property's current environmental impact rating is F. It has the potential to be D.  |        | This property's potential production   | 2.1 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.  Carbon emissions |        | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.            |                   |
|  |        | <del>-</del>   | e i i             |
| An average household 6 tonnes of CO2 produces  |        | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts |                   |
|  |        |  |                   |

# Changes you could make

| Step                                    | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Internal or external wall insulation | £4,000 - £14,000          | £402                  |
| 2. High heat retention storage heaters  | £800 - £1,200             | £100                  |

### 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.

### More ways to save energy

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

#### 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 Stephen Bright Telephone 07805060082

Email <u>steve@ridgewaterenergy.co.uk</u>

### Contacting the accreditation scheme

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

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/023654
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

No related party
16 December 2019
16 December 2019

Type of assessment RdSAP