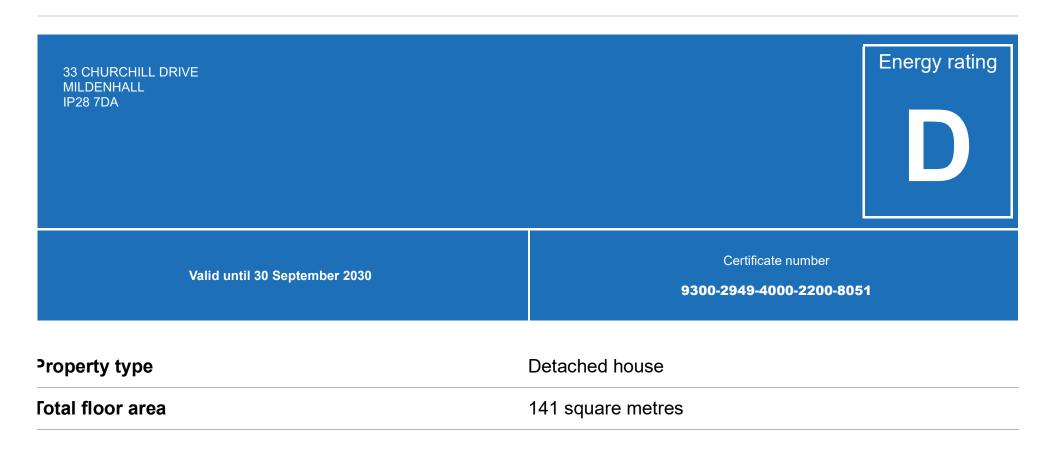
Energy performance certificate (EPC)



Rules on letting this property

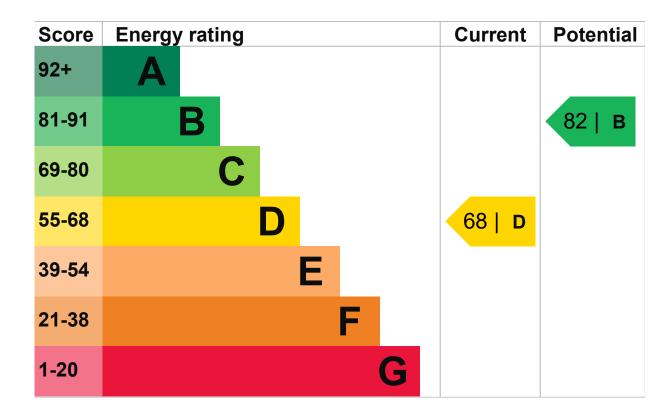
Properties can be rented if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

See how to improve this property's energy 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.

The average energy rating and score for a property in England and Wales are D (60).

3reakdown 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)

Vhen 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.

-eature	Description	Rating
Vall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Vindow	Fully double glazed	Good
∄ain heating	Boiler and radiators, mains gas	Good
Aain heating control	Programmer, TRVs and bypass	Average
lot water	From main system	Good
ighting	Low energy lighting in all fixed outlets	Very good
loor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 202 kilowatt hours per square metre (kWh/m2).

► What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the JK's CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	5.0 tonnes of CO2
This property's potential production	2.8 tonnes of CO2

3y making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 2.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at he property.

low to improve this property's energy performance

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

f you make all of the recommended changes, this will improve the property's energy rating and score from D (68) to B (82).

What is an energy rating?

Recommendation 1: Floor insulation (solid floor)

Floor insulation (solid floor)

Γypical installation cost £4,000 - £6,000

Typical yearly saving £79

otential rating after carrying out recommendation 1

70 | C

Potential energy

rating

Recommendation 2: Heating controls (room thermostat)

leating controls (room thermostat)

Typical installation cost	£350 - £450
---------------------------	-------------

Typical yearly saving £43

otential rating after carrying out recommendations I and 2

72 | C

Recommendation 3: Replace boiler with new condensing boiler

Condensing boiler

Гуріcal installation cost	£2,200 - £3,000
Гуріcal yearly saving	£121
otential rating after carrying out recommendations I to 3	75 C

Recommendation 4: Solar photovoltaic panels, 2.5 kWp

3 olar photovoltaic panels

Typical installation cost	£3,500 - £5,500
Гуріcal yearly saving	£349
otential rating after carrying out recommendations I to 4	82 B

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

Estimated yearly energy cost for this property

£1076

Potential saving £243

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 seople living at the property.

he estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

or advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

leating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	12437.0 kWh per year
Nater heating	3724.0 kWh per year

otential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

fou might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing rour 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.

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

f 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	Hayley Wilson
Геlephone	07932620600
Email	hwinventories@gmail.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/024153
Геlephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	1 October 2020
Date of certificate	1 October 2020

Other certificates for this property

f you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.