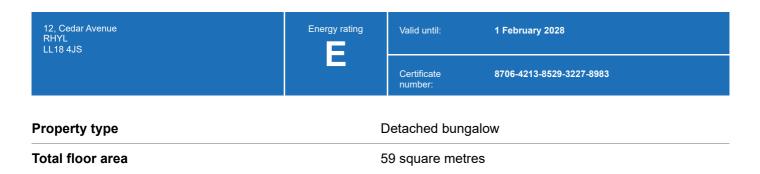
# **Energy performance certificate (EPC)**



# Rules on letting this property

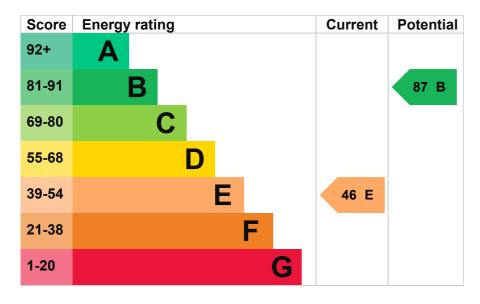
Properties can be let if they have an energy rating from A to E.

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 rating and score**

This property's energy rating is E. 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	Cavity wall, filled cavity	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

#### Primary energy use

The primary energy use for this property per year is 453 kilowatt hours per square metre (kWh/m2).

About primary energy use

## How this affects your energy bills

An average household would need to spend £1,012 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 £564 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 7,380 kWh per year for heating
- 4,177 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is E. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### **Carbon emissions**

An average household produces	6 tonnes of CO2
This property produces	4.7 tonnes of CO2
This property's potential production	0.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Steps you could take to save energy

▶ Do I need to follow these steps in order?

Typical installation cost	£100 - £350
Typical yearly saving	£42
Potential rating after completing step 1	48 E
Step 2: Floor insulation (suspended floor)	
Typical installation cost	£800 - £1,200
Typical yearly saving	£94
Potential rating after completing steps 1 and 2	53 E
Step 3: Hot water cylinder insulation	
Increase hot water cylinder insulation	
Typical installation cost	£15 - £30
Typical yearly saving	£49
Potential rating after completing steps 1 to 3	56 D
Step 4: Low energy lighting	
Typical installation cost	£35
Typical yearly saving	£36
Potential rating after completing steps 1 to 4	57 D
Step 5: Hot water cylinder thermostat	
Typical installation cost	£200 - £400
Typical yearly saving	£29
Potential rating after completing steps 1 to 5	59 D

Typical installation cost £350 - £450

**Step 6: Heating controls (room thermostat and TRVs)** 

Typical yearly saving	£106
Potential rating after completing steps 1 to 6	64 D
Step 7: Replace boiler with new condensing boiler	
Typical installation cost	£2,200 - £3,000
Typical yearly saving	£142
Potential rating after completing steps 1 to 7	71 C
Step 8: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£38
Potential rating after completing steps 1 to 8	73 C
Step 9: Replacement glazing units	
Typical installation cost	£1,000 - £1,400
Typical yearly saving	£27
Potential rating after completing steps 1 to 9	75 C
Step 10: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	£5,000 - £8,000
Typical yearly saving	£298

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£298
Potential rating after completing steps 1 to 10	87 B

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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

## 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	Andrew Knapp
Telephone	01745 854170
Email	andrew.knapp@colesknapp.co.uk

### 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/005009
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	29 January 2018
Date of certificate	2 February 2018
Type of assessment	► RdSAP

# Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <a href="mailto:mhclg.digital-services@communities.gov.uk">mhclg.digital-services@communities.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	<u>2558-8027-7286-3855-2960 (/energy-certificate/2558-8027-7286-3855-2960)</u>
Valid until	27 June 2025
Certificate number	9958-8027-7284-3655-2960 (/energy-certificate/9958-8027-7284-3655-2960)
Valid until	15 April 2025

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