

## Rules on letting this property

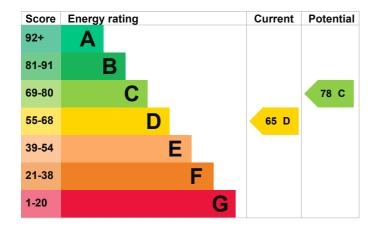
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

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, as built, no insulation (assumed) | Poor    |
| Roof                 | Pitched, 100 mm loft insulation                | Average |
| Window               | Mostly double glazing                          | Average |
| Main heating         | Boiler and radiators, mains gas                | Good    |
| Main heating control | Programmer, room thermostat and TRVs           | Good    |
| Hot water            | From main system                               | Good    |
| Lighting             | Below average lighting efficiency              | Poor    |
| Floor                | Solid, no insulation (assumed)                 | N/A     |
| Air tightness        | (not tested)                                   | N/A     |
| Secondary heating    | Room heaters, wood logs                        | N/A     |

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

Biomass secondary heating

#### Primary energy use

The primary energy use for this property per year is 206 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

Cavity fill is recommended

#### **Smart meters**

This property had smart meters for gas and electricity when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

# How this affects your energy bills

An average household would need to spend £1,231 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 £330 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 10,204 kWh per year for heating
- 2,449 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

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

# This property produces 2.9 tonnes of CO2 This property's potential 2.0 tonnes of CO2 production

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.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

## Steps you could take to save energy

| Step                              | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 1. Cavity wall insulation         | £900 - £1,500             | £234                  |
| 2. Floor insulation (solid floor) | £5,000 - £10,000          | £58                   |
| 3. Low energy lighting            | £390 - £455               | £39                   |
| 4. Solar photovoltaic panels      | £8,000 - £10,000          | £222                  |

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Speak to an advisor from Nest (www.gov.wales/get-help-energy-efficiency-your-home-nest)

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Nest (www.gov.wales/get-free-home-energy-efficiency-improvements-nest)
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- · Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

# Who to contact about this certificate

## Contacting the assessor

Type of assessment

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

| Assessor's name | John Fairclough     |
|-----------------|---------------------|
| Telephone       | 07889222337         |
| Email           | jfps@btinternet.com |

## **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/024365                          |  |
| Telephone              | 01455 883 250                       |  |
| Email                  | enquiries@elmhurstenergy.co.uk      |  |
| About this assessment  |                                     |  |
| Assessor's declaration | ssor's declaration No related party |  |
| Date of assessment     | 23 September 2025                   |  |
| Date of certificate    | 29 September 2025                   |  |

**RdSAP**