

## Rules on letting this property

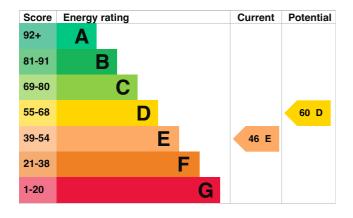
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<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 E. It has the potential to be D.

<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)  | Very poor |
| Wall                 | Timber frame, as built, no insulation (assumed) | Very poor |
| Roof                 | Pitched, no insulation (assumed)                | Very poor |
| Roof                 | Flat, no insulation (assumed)                   | Very poor |
| Roof                 | Roof room(s), no insulation (assumed)           | Very poor |
| Window               | Fully double glazed                             | 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             | Low energy lighting in 63% of fixed outlets     | Good      |
| Floor                | (another dwelling below)                        | N/A       |
| Secondary heating    | None  | N/A       |

#### Primary energy use

The primary energy use for this property per year is 393 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £1,081 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 £285 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:

- 16,858 kWh per year for heating
- 2,058 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

- 1,936 kWh per year from loft insulation
- 3,556 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 impact of this property  |                 | This property produces  | 5.2 tonnes of CO2 |
|--|-----------------|---|-------------------|
| This property's current environ rating is E. It has the potential                        | •               | This property's potential production  | 3.7 tonnes of CO2 |
| Properties get a rating from A (on how much carbon dioxide (produce each year. CO2 harms | CO2) they       | 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 on assumptions about average occupancy and energy use. People                                       |                   |
| An average household produces  | 6 tonnes of CO2 | living at the property may use different amounts of energy.   |                   |

## Changes you could make

| Step                                       | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Flat roof or sloping ceiling insulation | £850 - £1,500             | £100                  |
| 2. Internal or external wall insulation    | £4,000 - £14,000          | £166                  |
| 3. Low energy lighting                     | £15                       | £20                   |

#### 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 Faris Manshi Telephone 07956373573

Email <u>daycoh@yahoo.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 STRO006032
Telephone 0330 124 9660

Email certification@stroma.com

#### About this assessment

Assessor's declaration

Date of assessment

Date of certificate

No related party
9 October 2019
14 October 2019

Type of assessment RdSAP