

Rules on letting this property

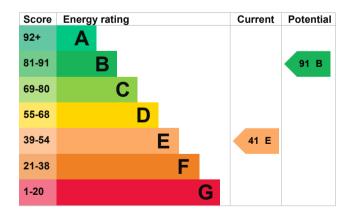
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's current 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	Cob, as built	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Roof room(s), ceiling insulated	Poor
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 24% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 238 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,267 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 £593 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 16,504 kWh per year for heating
- 3,511 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 891 kWh per year from loft insulation
- 1,125 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	8.2 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be B.		This property's potential production	1.4 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.		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	
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£46
2. Room-in-roof insulation	£1,500 - £2,700	£195
3. Internal or external wall insulation	£4,000 - £14,000	£67
4. Floor insulation (suspended floor)	£800 - £1,200	£38
5. Floor insulation (solid floor)	£4,000 - £6,000	£26
6. Low energy lighting	£80	£49
7. Heating controls (room thermostat)	£350 - £450	£38
8. Condensing boiler	£2,200 - £3,000	£52
9. Solar water heating	£4,000 - £6,000	£36
10. Replacement glazing units	£1,000 - £1,400	£45
11. Solar photovoltaic panels	£5,000 - £8,000	£304
12. Wind turbine	£15,000 - £25,000	£556

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 Christopher O'Connor

Telephone 07412 247774

Email <u>cpoc79@hotmail.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 NHER

Assessor's ID NHER007188
Telephone 01455 883 250

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

About this assessment

Assessor's declaration No related party
Date of assessment 28 March 2017
Date of certificate 30 March 2017

Type of assessment RdSAP