Energy performance certificate (EPC)

22 Queens Wood Drive HEREFORD HR1 1AT Energy rating

C

Valid until: 2 October 2032

Certificate number:

0000-1800-0022-2278-3123

Property type Detached house

Total floor area 106 square metres

Rules on letting this property

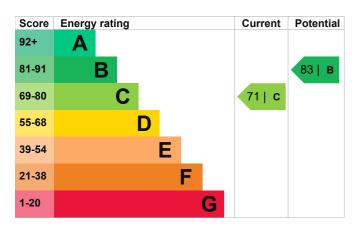
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown 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)

When 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.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
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 all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

C.

The primary energy use for this property per year is 192 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property	This property produces	3.6 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be	This property's potential production	2.1 tonnes of CO2

By making the <u>recommended changes</u>, you

could reduce this property's CO2 emissions

Environmental impact ratings are based on

by 1.5 tonnes per year. This will help to

protect the environment.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

CO2 than G rated properties.		assumptions about average occupancy and
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (71) to B (83).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£52
2. Solar water heating	£4,000 - £6,000	£29
3. Solar photovoltaic panels	£3,500 - £5,500	£376

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme</u> (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

<u>Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).</u>

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£781
Potential saving	£81

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 people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.gov.uk/improve-energy-efficiency).

Heating use in this property

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

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	11292 kWh per year
Water heating	2257 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	573 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

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

If 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 Keith Trodd
Telephone 01189770690

Email <u>epc@nichecom.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/021362
Telephone 01455 883 250

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

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

No related party
30 September 2022
3 October 2022

Type of assessment RdSAP