Energy performance certificate (EPC)

HEREFORD	Energy rating	Valid until:	28 January 2034
HR2 7NE		Certificate number:	4400-6267-0722-4321-3943
Property type		Semi-detache	ed house
Total floor area	80 square metres		

Rules on letting this property

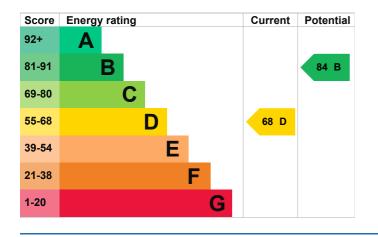
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is D. 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	System built, with external insulation	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, insulated (assumed)	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 91% of fixed outlets	Very good
Floor	Solid, 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 228 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,305 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 £264 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 7,203 kWh per year for heating
- 4,093 kWh per year for hot water

Impact on the environm	ent	This property produces	3.2 tonnes of CO2
This property's environmental imp D. It has the potential to be B.	pact rating is	This property's potential production	1.5 tonnes of CO2
Properties get a rating from A (be (worst) on how much carbon diox they produce each year.		You could improve this pre emissions by making the This will help to protect th	suggested changes.
Carbon emissions		These ratings are based or about average occupancy	
An average household 6 to produces	onnes of CO2	People living at the property may use difference amounts of energy.	erty may use different

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£90
2. Increase hot water cylinder insulation	£15 - £30	£82
3. Solar water heating	£4,000 - £6,000	£92
4. Solar photovoltaic panels	£3,500 - £5,500	£572

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.

More ways to save energy

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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	Paul Morris
Telephone	01432 344779
Email	paul.morris@bill-jackson.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/006515
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	Employed by the professional dealing with the
	property transaction
Date of assessment	26 January 2024
Date of certificate	29 January 2024
Type of assessment	RdSAP