Energy performance certificate (EPC)

5, Portfield Street HEREFORD HR1 2SD	Energy rating	Valid until:	26 May 2024
	E	Certificate number:	0426-2833-7952-9224-6085
Property type		Semi-detache	ed house
Total floor area	105 square metres		

Rules on letting this property

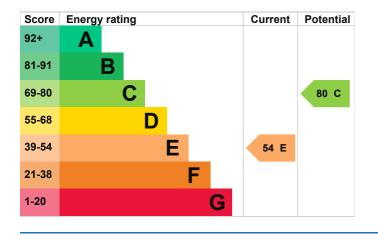
Properties can be let if they have an energy rating from A to E.

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 E. 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Mostly double glazing	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 25% of fixed outlets	Average
Floor	Suspended, 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 282 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,262 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 £488 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 18,023 kWh per year for heating
- 2,258 kWh per year for hot water

Impact on the environment	This property produces 5.7 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be C.	This property's2.3 tonnes of CO2potential production
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.	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.
An average household 6 tonnes of CO2 produces	People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£308
2. Floor insulation	£800 - £1,200	£49
3. Low energy lighting	£75	£37
4. Condensing boiler	£2,200 - £3,000	£67
5. Solar water heating	£4,000 - £6,000	£29
6. Solar photovoltaic panels	£9,000 - £14,000	£241

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 www.gov.uk/improve-energy-efficiency

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	Leonard Husbands
Telephone	0845 0945 192
Email	greendeal@vibrantenergymatters.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	NHER
Assessor's ID	NHER008902
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 May 2014
Date of certificate	27 May 2014
Type of assessment	RdSAP