## Energy performance certificate (EPC)

Manor View Bearwood LEOMINSTER HR6 9EF		Valid until:	25 May 2032
	Certificate number:	2558-3016-4205-2552- 6200	
Property type	D	etached house	
Total floor area	1	30 square metres	S

## Rules on letting this property

# You may not be able to let this property

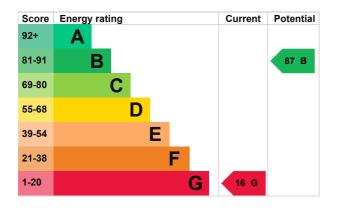
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

## **Energy rating and score**

This property's energy rating is G. 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, limited insulation (assumed)	Poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 439 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend **£2,348 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 £1,493 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 22,743 kWh per year for heating
- 3,465 kWh per year for hot water

Impact on the environment This property's environmental impact rating is G. It has the potential to be C.		This property produces 14.0 tonnes of Co	
		This property's potential production	2.8 tonnes of CO2
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 produces	6 tonnes of CO2	People living at the property may use diffe amounts of energy.	

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£128
2. Internal or external wall insulation	£4,000 - £14,000	£415
3. Floor insulation (solid floor)	£4,000 - £6,000	£106
4. Condensing boiler	£2,200 - £3,000	£762
5. Solar water heating	£4,000 - £6,000	£40

Step	Typical installation cost	Typical yearly saving
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£42
7. Solar photovoltaic panels	£3,500 - £5,500	£356
8. Wind turbine	£15,000 - £25,000	£695

#### 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	Keith Trodd
Telephone	01189770690
Email	epc@nichecom.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/021362
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party	
Date of assessment	25 May 2022	
Date of certificate	26 May 2022	
Type of assessment	RdSAP	