# **Energy performance certificate (EPC)**

42 Edger Street	Energy rating	Valid until:	29 March 2033
42 Edgar Street HEREFORD HR4 9JS		Certificate number:	2119-3025-1207-7647- 4200
Property type	Se	mi-detached ho	ouse
Total floor area	96	square metres	

## Rules on letting this property

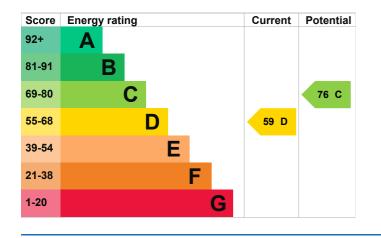
Properties can be let if they have an energy rating from A to E.

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

### **Energy rating and score**

This property's energy rating is D. 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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Average
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 89% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Biomass secondary heating

#### Primary energy use

The primary energy use for this property per year is 263 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

• Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend £2,277 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 £446 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 13,068 kWh per year for heating
- 2,352 kWh per year for hot water

Impact on the envi	ronment	This property produces	3.8 tonnes of CO2
This property's environme D. It has the potential to be		This property's potential production	2.0 tonnes of CO2
Properties get a rating from (worst) on how much carb they produce each year.	( )	You could improve this pr 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 produces	6 tonnes of CO2	People living at the property may use dif amounts of energy.	

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£271
2. Floor insulation (suspended floor)	£800 - £1,200	£99
3. Solar water heating	£4,000 - £6,000	£77
4. Solar photovoltaic panels	£3,500 - £5,500	£677

#### 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	John Carter
Telephone	01981 550646
Email	jwtcarter@btconnect.com

#### 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/005257
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	29 March 2023
Date of certificate	30 March 2023
Type of assessment	RdSAP