

Rules on letting this property

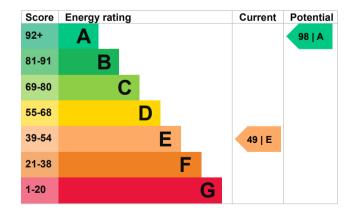
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be A.

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



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

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Wall	Timber frame, as built, insulated (assumed)	Very good
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Roof room(s), limited insulation (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating	Electric underfloor heating	Very poor
Main heating control	Programmer, room thermostat and TRVs	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, 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
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 232 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

PVs or wind turbine present on the property (England, Wales or Scotland)
 The assessment does not include any feed-in tariffs that may be applicable to this property.

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces

6 tonnes of CO2

This property produces

7.1 tonnes of CO2

This property's potential 0.7 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£88
2. Room-in-roof insulation	£1,500 - £2,700	£1,330
3. Internal or external wall insulation	£4,000 - £14,000	£183
4. Floor insulation (solid floor)	£4,000 - £6,000	£159
5. Solar water heating	£4,000 - £6,000	£106
6. Wind turbine	£15,000 - £25,000	£1,318

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£3642
Potential saving if you complete every step in order	£1866

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.

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	23105 kWh per year
Water heating	2961 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	166 kWh per year
Cavity wall insulation	132 kWh per year
Solid wall insulation	1124 kWh per year

Saving energy in this property

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

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 Peter Chapman
Telephone 07749 731157
Email picenergy@aol.com

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd
Assessor ID EES/001239
Telephone 01455 883 250
Email enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
31 March 2023
20 April 2023

RdSAP