Energy performance certificate (EPC)



iles on letting this property

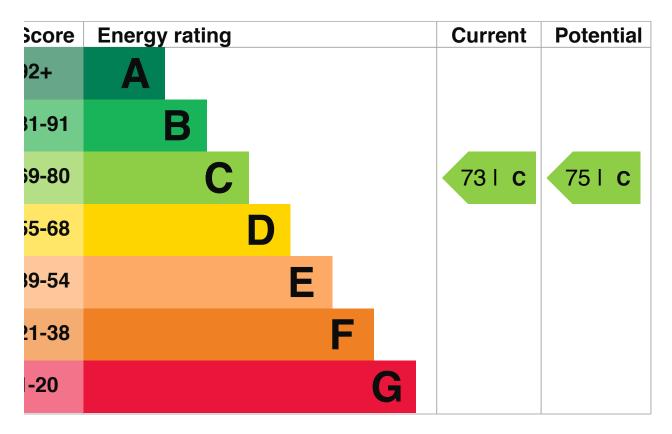
operties can be rented if they have an energy rating from A to E.

he property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords or regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-dlord-guidance).</u>

nergy efficiency rating for this property

is property's current energy rating is C. It has the potential to be C.

e how to improve this property's energy performance.



e graph shows this property's current and potential energy efficiency.

operties are given a rating from A (most efficient) to G (least efficient).

operties are also given a score. The higher the number the lower your fuel bills are likely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

eakdown of property's energy performance

is section shows the energy performance for features of this property. The assessment does not consider the condition of a sture and how well it is working.

ch feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

nen the description says "assumed", it means that the feature could not be inspected and an assumption has been made sed on the property's age and type.

ature	Description	Rating
all	Cavity wall, filled cavity	Good
of	Pitched, 150 mm loft insulation	Good
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
in heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Good
ıhting	No low energy lighting	Very poor
or	(other premises below)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 168 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

dditional information

ditional information about this property:

 Single electricity meter selected but there is also an electricity meter for an offpeak tariff

The assessment has been done on the basis of the standard domestic electricity tariff. However some heating or hot water appliances may be on an off-peak tariff

ivironmental impact of this property

ne of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in or mes produces over a quarter of the UK's CO2 emissions.

n average household roduces

6 tonnes of CO2

his property produces

1.6 tonnes of CO2

his property's potential roduction

1.5 tonnes of CO2

making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.1 tonnes per year. This will help to steet the environment.

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

ow to improve this property's energy performance

aking any of the recommended changes will improve this property's energy efficiency.

vou make all of the recommended changes, this will improve the property's energy rating and ore from C (73) to C (75).

What is an energy rating?

Potential energy rating

ecommendation 1: Low energy lighting

w energy lighting

/pical installation cost	£30
/pical yearly saving	£28
otential rating after carrying out commendation 1	75 I C

aying for energy improvements

1d energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

stimated energy use and potential savings

stimated yearly energy cost for this roperty	£447
otential saving	£29

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is to based on how energy is used by the people living at the property.

e estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

r advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

leating use in this property

ating a property usually makes up the majority of energy costs.

stimated energy used to heat this property

pace heating	3922 kWh per year
ater heating	1846 kWh per year

otential energy savings by installing insulation

pe of insulation Amount of energy saved

ft insulation 336 kWh per year

u might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will perform to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The timated energy required for space and water heating will form the basis of the payments.

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

vou are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

ou are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

creditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

ssessor contact details

ssessor's name	Graham Hollingsworth
elephone	07917 887189
mail	grahamhollingsworth@sprintepc.co.uk

ccreditation scheme contact details

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor ID	EES/007558

elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

ssessment details

ssessor's declaration	No related party
ate of assessment	10 July 2013
ate of certificate	11 July 2013
/pe of assessment	► RdSAP

ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at rollower.com/listed-nere, please

ere are no related certificates for this property.