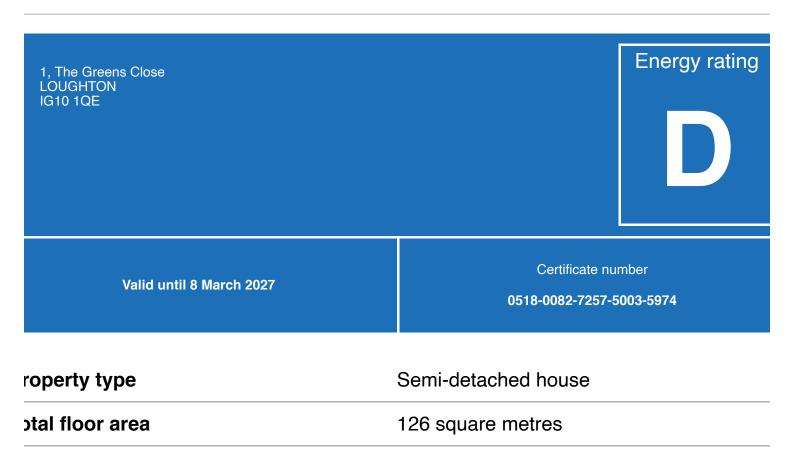
Energy performance certificate (EPC)



ales on letting this property

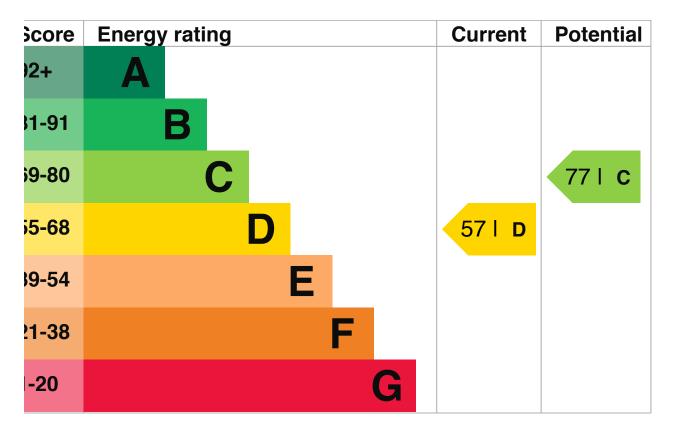
operties can be rented if they have an energy rating from A to E.

he property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords of 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 D. 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.

e average energy rating and score for a property in England and Wales are D (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
الد	Solid brick, as built, no insulation (assumed)	Very poor
الد	Cavity wall, as built, insulated (assumed)	Good
of	Pitched, 100 mm loft insulation	Average
of	Pitched, insulated (assumed)	Good
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Good
Jhting	Low energy lighting in 5% of fixed outlets	Very poor
or	Suspended, no insulation (assumed)	N/A
or	Suspended, insulated (assumed)	N/A
condary heating	Room heaters, mains gas	N/A

rimary energy use

e primary energy use for this property per year is 280 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

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 comes produces over a quarter of the UK's CO2 emissions.

n average household roduces	6 tonnes of CO2
nis property produces	6.2 tonnes of CO2
his property's potential roduction	3.2 tonnes of CO2

making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 3.0 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.

ou make all of the recommended changes, this will improve the property's energy rating and ore from D (57) to C (77).

What is an energy rating?

Potential energy rating

ecommendation 1: Internal or external wall sulation

ernal or external wall insulation

pical installation cost	£4,000 - £14,000
pical yearly saving	£287
otential rating after carrying out commendation 1	66 I D

ecommendation 2: Floor insulation (suspended floor)

or insulation (suspended floor)

pical installation cost	£800 - £1,200
pical yearly saving	£36
otential rating after carrying out commendations 1 and 2	67 I D

ecommendation 3: Low energy lighting

w energy lighting

pical installation cost	£90
/pical yearly saving	£56

otential rating after carrying out commendations 1 to 3



ecommendation 4: Solar water heating

lar water heating

pical installation cost	£4,000 - £6,000
/pical yearly saving	£37
otential rating after carrying out ecommendations 1 to 4	69 I C

ecommendation 5: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

pical installation cost	£5,000 - £8,000
/pical yearly saving	£283
otential rating after carrying out commendations 1 to 5	77 I C

aying for energy improvements

nd 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	£1356
otential saving	£418

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	15599 kWh per year
ater heating	2300 kWh per year

otential energy savings by installing insulation

Amount of energy saved

insulation 377 kWh per year

lid wall insulation 4604 kWh per year

u might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will be 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.

ou 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	Danny Stein
elephone	01634 735622
mail	dea@arunestates.co.uk

ccreditation scheme contact details

ccreditation scheme	NHER
ssessor ID	NHER001859
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

ssessment details

ssessor's declaration	Employed by the professional dealing with the property transaction
ate of assessment	9 March 2017
ate of certificate	9 March 2017
/pe of assessment	► <u>RdSAP</u>

ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-rvices@communities.gov.uk, or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.