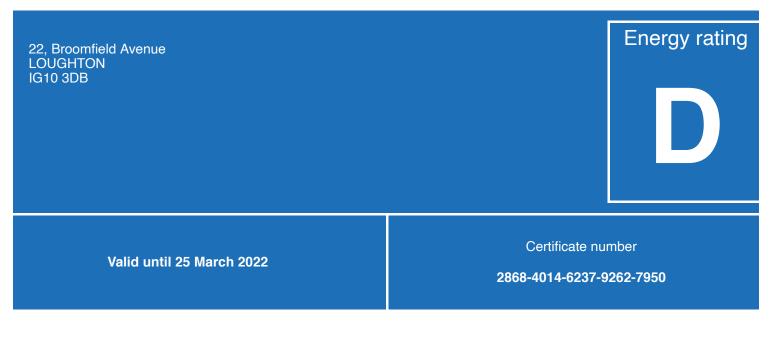
# Energy performance certificate (EPC)



roperty type	Top-floor maisonette
otal floor area	51 square metres

#### 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 o</u> <u>regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standarddlord-guidance)</u>.

#### nergy efficiency rating for this property

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

e how to improve this property's energy performance.

Score	Energy rating	Current	Potential
)2+	Α		
31-91	B		
<b>)9-80</b>	С		
5-68	D	66 I D	67   D
9-54	E		
21-38	F		
-20	G		

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 ature 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 base the property's age and type.

ature	Description	Rating
all	Solid brick, as built, no insulation (assumed)	Very poor
all	Cavity wall, as built, no insulation (assumed)	Poor
of	Pitched, 100 mm loft insulation	Average
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer and room thermostat	Average
t water	From main system	Good
phting	Low energy lighting in 75% of fixed outlets	Very good
or	(other premises below)	N/A
condary heating	None	N/A

# rimary energy use

e primary energy use for this property per year is 243 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

#### vironmental impact of this property

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

n average household roduces	6 tonnes of CO2
his property produces	2.4 tonnes of CO2
his property's potential roduction	2.3 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.

Potential energy

rating

#### 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 pre from D (66) to D (67).

What is an energy rating?

# ecommendation 1: Increase loft insulation to 270

rease loft insulation to 270 mm

pical installation cost	£100 - £300
/pical yearly saving	£21
otential rating after carrying out	67 I D

# ecommendation 2: Internal or external wall insulation

ernal or external wall insulation

/pical installation cost	£5,500 - £14,500
/pical yearly saving	£83
otential rating after carrying out commendations 1 and 2	73 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

# otential saving

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/).

# eating use in this property

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

# stimated energy used to heat this property

pace heating

6557.0 kWh per year

#### ater heating

2453.0 kWh per year

## otential energy savings by installing insulation

e assessor did not find any opportunities to save energy by installing insulation in this property.

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

## Kenneth Tomlin

# £22

ephone	01908 442105
mail	info@sava.org.uk

# ccreditation scheme contact details

ccreditation scheme	NHER
ssessor ID	NHER002350
ephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

# ssessment details

ssessor's declaration	No related party
ate of assessment	26 March 2012
ate of certificate	26 March 2012
/pe of assessment	► <u>RdSAP</u>

#### ther certificates for this property

*rvices@communities.gov.uk*, or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.