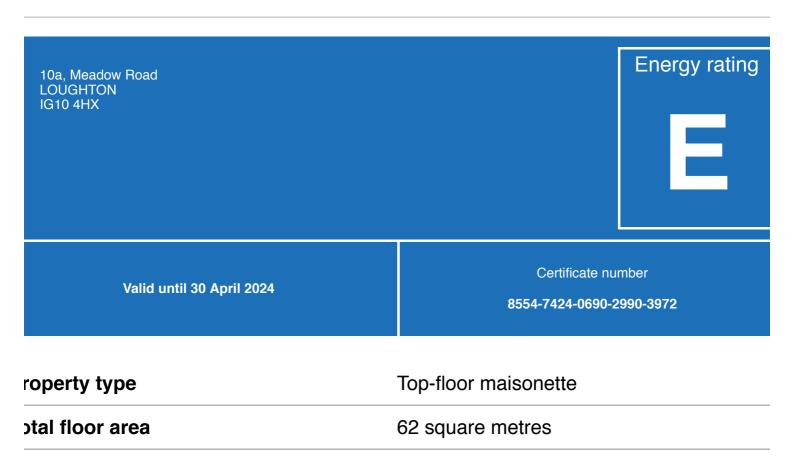
Energy performance certificate (EPC)



iles on letting this property

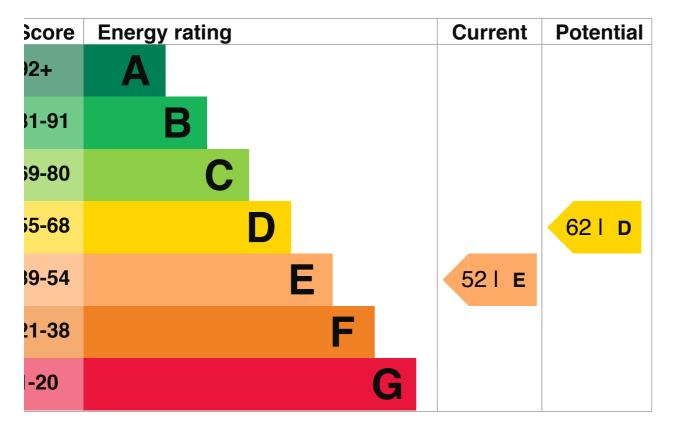
operties can be rented if they have an energy rating from A to E.

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

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 this number, the lower your carbon dioxide (CO2) emissions 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 base the property's age and type.

ature	Description	Rating
IlE	Solid brick, as built, no insulation (assumed)	Very poor

of	Pitched, no insulation (assumed) Very poo	
ndow	Fully double glazed	Good
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, TRVs and bypass	Average
ıt water	From main system	Good
ıhting	Low energy lighting in all fixed outlets	Very good
or	(other premises below)	N/A
condary heating	Room heaters, coal	N/A

rimary energy use

e primary energy use for this property per year is 343 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

vironmental 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 c mes produces over a quarter of the UK's CO2 emissions.

n average household roduces	6 tonnes of CO2
his property produces	4.5 tonnes of CO2
his property's potential roduction	3.4 tonnes of CO2

making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 1.1 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.

ou make all of the recommended changes, this will improve the property's energy rating and ore from E (52) to D (62).

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	£158
otential rating after carrying out commendation 1	60 I D

ecommendation 2: Heating controls (room thermostat)

ating controls (room thermostat)

pical installation cost	£350 - £450
/pical yearly saving	£28
otential rating after carrying out commendations 1 and 2	62 I D

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 1	for this
roperty				

£925

otential saving £185

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It t 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	12125.0 kWh per year	
ater heating	1890.0 kWh per year	

otential energy savings by installing insulation

pe of insulation Amount of energy saved

ft insulation 5325 kWh per year

olid wall insulation 3561 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.

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	Benjamin Smith
elephone	01634 735622

ccreditation scheme contact details

ccreditation scheme	NHER
ssessor ID	NHER001858
elephone	01455 883 250

ssessment details

ssessor's declaration	Employed by the professional dealing with the property transaction
ate of assessment	30 April 2014
ate of certificate	30 April 2014

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.