

Rules on letting this property

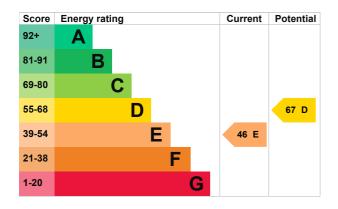
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

See how to improve this property's energy efficiency.



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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, LPG	Poor
Main heating	Boiler and underfloor heating, LPG	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 43% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 153 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,465 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £367 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 25,191 kWh per year for heating
- 3,033 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces 8.5 tonnes of CO2 This property's 4.4 tonnes of CO2 potential production

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

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving	
1. Internal or external wall insulation	£4,000 - £14,000	£217	
2. Low energy lighting	£80	£63	
3. Solar water heating	£4,000 - £6,000	£88	
4. Solar photovoltaic panels	£3,500 - £5,500	£364	
5. Wind turbine	£15,000 - £25,000	£695	

Help 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.

More ways to save energy

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

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Gareth Lewis
Telephone	07398170544
Email	garethlewis@blueskyinventories.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Data of account	47 4 2000	
About this assessment Assessor's declaration	No related party	
Email	certification@stroma.com	
Telephone	0330 124 9660	
Assessor's ID	STRO033346	
Accreditation scheme	Stroma Certification Ltd	

Assessor's declaration	No related party	
Date of assessment	17 August 2022	
Date of certificate	24 August 2022	
Type of assessment	RdSAP	