Energy performance certificate (EPC)			
44 Langstone Ley WELWYN GARDEN CITY	Energy rating	Valid until:	3 September 2033
AL7 1FQ	C	Certificate number:	0147-0075-8201-6357-5200
Property type	Semi-detached house		
Total floor area	ļ	94 square me	etres

Rules on letting this property

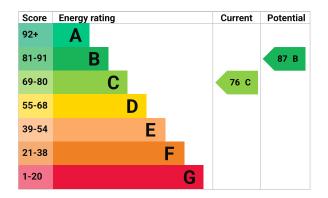
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Floor	To unheated space, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 150 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,301 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 £108 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 6,447 kWh per year for heating
- 2,563 kWh per year for hot water

Impact on the en	vironment	This property produces	2.5 tonnes of CO2
This property's curren impact rating is C. It h to be B.		This property's potential production	1.3 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
	6 tonnes of CO2	These ratings are	
An average household produces	o tonnes of CO2	assumptions about average occupan and energy use. People living at the property may use different amounts o energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£109

Step	Typical installation cost	Typical yearly saving

2. Solar photovoltaic panels

£3,500 - £5,500

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme</u> (<u>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 <u>www.gov.uk/improve-energy-efficiency</u>.

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
Telephone
Email

Stephen Branch 07956420216 <u>s.branch28@outlook.com</u>

Contacting the accreditation scheme

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

About this assessment	
Email	certification@stroma.com
Telephone	0330 124 9660
Assessor's ID	STR0036867
Accreditation scheme	Stroma Certification Ltd

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 4 September 2023 4 September 2023 RdSAP