

Rules on letting this property

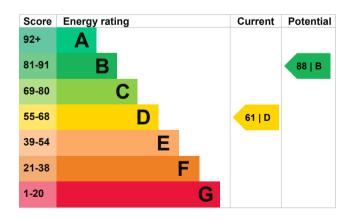
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- · very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 293 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property's potential production	1.0 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be B.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.			
An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not ronsumed by the people liv	e occupancy and reflect how energy is
This property produces	3.8 tonnes of CO2		

Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£23
2. Floor insulation (solid floor)	£4,000 - £6,000	£58
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£13
4. Low energy lighting	£50	£39
5. Heating controls (TRVs)	£350 - £450	£25
6. Condensing boiler	£2,200 - £3,000	£115
7. Solar water heating	£4,000 - £6,000	£45
8. Replacement glazing units	£1,000 - £1,400	£32
9. Solar photovoltaic panels	£5,000 - £8,000	£270

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£858
Potential saving if you complete every step in order	£350

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

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

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	7712 kWh per year
Water heating	2920 kWh per year
Potential energy	savings by installing

Potential energy savings by installing insulation

Loft insulation 417 kWh per year

Saving energy in this property

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

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name Philip Reid
Telephone 01371 811029

Email phil.reid@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme Northgate
Assessor ID NGIS800535
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Email <u>enquiries@elmhurstenergy.co.uk</u>

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
22 May 2015
27 May 2015
RdSAP