Energy performance certificate (EPC)					
Energy rating	Valid until:	3 July 2031			
E	Certificate number:	0170-2016-3060-2229- 7585			
Property type Detached house					
	138 square metres				
	Energy rating	Energy rating Certificate number:			

### Rules on letting this property

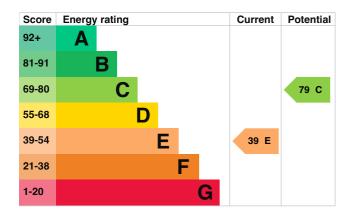
Properties can be let if they have an energy rating from A to E.

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

### **Energy rating and score**

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

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



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
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 44% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 292 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £1,680 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 £886 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 23,970 kWh per year for heating
- 2,872 kWh per year for hot water

This property produces

11.0 tonnes of CO2

# Impact on the environment

This property's environment It has the potential to be C.	tal impact rating is F.	This property's potential production	3.9 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. <b>Carbon emissions</b>		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£552
2. Floor insulation (solid floor)	£4,000 - £6,000	£128
3. Low energy lighting	£50	£45
4. Condensing boiler	£2,200 - £3,000	£114
5. Solar water heating	£4,000 - £6,000	£47
6. Solar photovoltaic panels	£3,500 - £5,500	£324

### 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
Telephone
Email

Omer Akpinar 07921993370 <u>o.akpinar@aylaenergysurveys.com</u>

#### Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email Stroma Certification Ltd STRO007191 0330 124 9660 certification@stroma.com

### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 26 June 2021 4 July 2021 RdSAP