Energy performance certificate (EPC)				
6 Longmead Cottages Tonedale WELLINGTON TA21 0AG	Energy rating	Valid until: 21 April 2027		
		Certificate number: 9478-1034-7294-5413-2990		
Property type	Mid-terrace house			
Total floor area		104 square metres		

Rules on letting this property

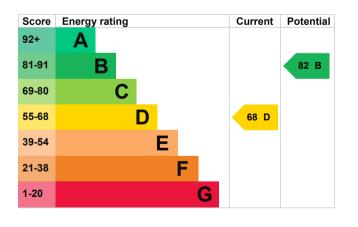
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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> <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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
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, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 198 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- · Stone walls present, not insulated
- · Dwelling has access issues for cavity wall insulation
- · Dwelling may be exposed to wind-driven rain
- Dwelling may have narrow cavities

consumed by the people living at the property.

Environmental impact of this property This property's potential 1.6 tonnes of CO2 production 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. Properties get a rating from A (best) to G (worst) This will help to protect the environment. on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. Environmental impact ratings are based on assumptions about average occupancy and An average household 6 tonnes of CO2 energy use. They may not reflect how energy is produces

This property produces3.3 tonnes of CO2

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£85
2. Internal or external wall insulation	£4,000 - £14,000	£46
3. Solar water heating	£4,000 - £6,000	£34
4. Solar photovoltaic panels	£5,000 - £8,000	£293

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	£846
Potential saving if you complete every step in order	£164

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	11524 kWh per year	
Water heating	1955 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Loft insulation	25 kWh per year	
Cavity wall insulation	1701 kWh per year	
Solid wall insulation	920 kWh per year	

Saving energy in this property

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

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	
Telephone	
Email	

Christopher Bartlett 07739090068 <u>cbartlett01@gmail.com</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO007222 0330 124 9660 certification@stroma.com

No related party 13 April 2017 22 April 2017 RdSAP