

# Rules on letting this property

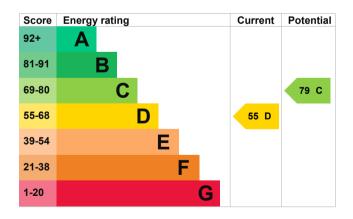
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

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

<u>See how to improve this property's energy 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 Very poor	
Wall	Sandstone or limestone, as built, no insulation (assumed)		
Roof	Pitched, 250 mm loft insulation	Good	
Window	Fully double glazed	Good	
Main heating	Boiler and radiators, oil	Average	
Main heating control	Time and temperature zone control	Very good	
Hot water	From main system	Average	
Lighting	Low energy lighting in all fixed outlets	Very good	
Floor	Suspended, no insulation (assumed)	N/A	
Floor	Solid, no insulation (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 214 kilowatt hours per square metre (kWh/m2).

## **Additional information**

Additional information about this property:

· Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend £1,616 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 £625 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:

- 27,337 kWh per year for heating
- 2,793 kWh per year for hot water

<b>Impact</b>	on	the	environment	Ĺ
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This property's current environmental impact rating is E. 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. CO2 harms the environment.

#### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces 10.0 tonnes of CO2

This property's potential production

5.2 tonnes of CO2

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	£516
2. Floor insulation (suspended floor)	£800 - £1,200	£67
3. Solar water heating	£4,000 - £6,000	£41
4. Solar photovoltaic panels	£3,500 - £5,500	£316

## 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 <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

## 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 Anna Gibson
Telephone 07887 606347

Email <u>anna@greenleafassessments.co.uk</u>

## Contacting the accreditation scheme

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

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/020217
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

#### About this assessment

Assessor's declaration No related party
Date of assessment 15 October 2021
Date of certificate 17 October 2021

Type of assessment RdSAP