

## Rules on letting this property

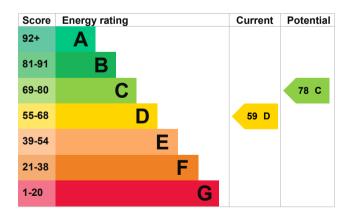
Properties can be let if they have an energy rating from A to E.

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

## **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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 23% of fixed outlets	Poor
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	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:

· Solar photovoltaics

### Primary energy use

The primary energy use for this property per year is 175 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

- Wall type does not correspond to options available in RdSAP
   The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.
- · Dwelling may be exposed to wind-driven rain

## How this affects your energy bills

An average household would need to spend £1,103 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 £423 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 16,313 kWh per year for heating
- 3,783 kWh per year for hot water

Impact on the environment		This property produces	6.6 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	3.7 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha	le (CO2) they	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		Time will rielp to protoct the	onvironmont.
An average household	6 tonnes of CO2	These ratings are based or average occupancy and en	

of energy.

living at the property may use different amounts

# Changes you could make

produces

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£26
2. Cavity wall insulation	£500 - £1,500	£201
3. Internal or external wall insulation	£4,000 - £14,000	£46
4. Low energy lighting	£50	£54
5. Heating controls (room thermostat)	£350 - £450	£65
6. Solar water heating	£4,000 - £6,000	£31

### 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 Clive Butler Telephone 08450945192

Email <u>enquiries@vibrantenergymatters.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 ECMK

 Assessor's ID
 ECMK300172

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

### About this assessment

Assessor's declaration No related party
Date of assessment 31 October 2018
Date of certificate 31 October 2018

Type of assessment RdSAP