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# Rules on letting this property

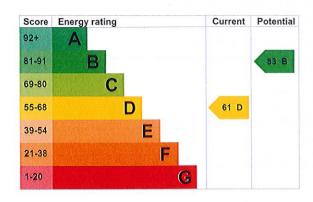
Properties can be let if they have an energy rating from A to E.

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-guidance</u>).

### **Energy rating and score**

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

See how to improve this property's energy efficiency.



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, filled cavity	Average	
Wall	Cavity wall, as built, no insulation (assumed)	Poor	
Roof	Pitched, 270 mm loft insulation	Good	
Roof	Flat, no insulation (assumed)	Very poor	
Roof	Roof room(s), no insulation (assumed)	Very poor	
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 79% of fixed outlets	Very good	
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).

#### Additional information

Additional information about this property:

· Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend £2,545 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 £941 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 17,439 kWh per year for heating
- · 2,774 kWh per year for hot water

## Impact on the environment

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	5.2 tonnes of CO2	
This property's potential production	2.2 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. Flat roof or sloping ceiling insulation	£850 - £1,500	£151	
2. Room-in-roof insulation	£1,500 - £2,700	£409	
3. Cavity wall insulation	£500 - £1,500	£85	
4. Floor insulation (solid floor)	£4,000 - £6,000	£187	
5. Solar water heating	£4,000 - £6,000	£108	

Step	Typical installation cost	Typical yearly saving	
6. Solar photovoltaic panels	£3,500 - £5,500	£635	

### 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	Kristine Princa-Dambite
Telephone	07761998845
Email	epcassesor@gmail.com

### 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/023573	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Assessor's declaration	No related party	

Assessor's declaration	No related party	
Date of assessment	12 April 2023	
Date of certificate	12 April 2023	
Type of assessment	RdSAP	uny asnas