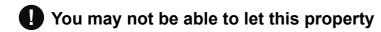
# **Energy performance certificate (EPC)**



Property type Detached house

**Total floor area** 176 square metres

## Rules on letting this property



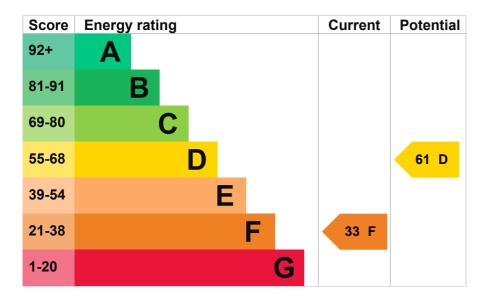
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

# **Energy rating and score**

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

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	ure Description	
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 75 mm loft insulation	Average
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, wood pellets	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in 82% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	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:

· Biomass main heating

### Primary energy use

The primary energy use for this property per year is 355 kilowatt hours per square metre (kWh/m2).

About primary energy use

## How this affects your energy bills

An average household would need to spend £2,731 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 £923 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 25,342 kWh per year for heating
- 3,102 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### **Carbon emissions**

An average household produces	6 tonnes of CO2
This property produces	3.8 tonnes of CO2
This property's potential production	1.7 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

▶ <u>Do I need to follow these steps in order?</u>

Typical installation cost

**Typical yearly saving** 

Step 1: Increase loft insulation to 270 mm	
Typical installation cost	£100 - £350
Typical yearly saving	£637
Potential rating after completing step 1	47 E
Step 2: Floor insulation (suspended floor)	
Typical installation cost	£800 - £1,200
Typical yearly saving	£82
Potential rating after completing steps 1 and 2	49 E
Step 3: Floor insulation (solid floor)	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£52
Potential rating after completing steps 1 to 3	51 E
Step 4: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£102
Potential rating after completing steps 1 to 4	53 E
Step 5: High performance external doors	
Typical installation cost	£2,000
Typical yearly saving	£5′
Potential rating after completing steps 1 to 5	55 D

£5,000 - £8,000

£271

#### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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

### 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	Stephen Turner	
Telephone	08001072750	
Email	greendealaccountmanagers@britishgas.co.uk	

### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO012805
Telephone	0330 124 9660
Email	certification@stroma.com

#### **About this assessment**

Type of assessment	► <u>RdSAP</u>
Date of certificate	24 February 2015
Date of assessment	24 February 2015
Assessor's declaration	No related party

# Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number** 8294-9852-9729-4107-2943 (/energy-certificate/8294-9852-

9729-4107-2943)

Valid until 4 November 2024

Certificate number	8924-7821-2190-4754-2992 (/energy-certificate/8924-7821-2190-4754-2992)
Valid until	28 October 2024
Certificate number	9978-2012-7291-2474-8944 (/energy-certificate/9978-2012-7291-2474-8944)
Valid until	13 September 2024

Give feedback (https://forms.office.com/e/hUnC3Xq1T4) Service performance (/service-performance)

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