Energy performance certificate (EPC)			
55a Derby Road Melbourne DERBY DE73 8FE	Energy rating	Valid until: 15 June 2025 Certificate number: 0228-3886-7161-9495-1635	
Property type	Top-floor flat		
Total floor area		69 square metres	

Rules on letting this property

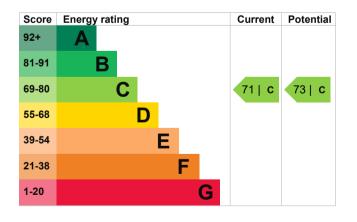
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.68 W/m²K	Average
Roof	Average thermal transmittance 0.23 W/m ² K	Good
Floor	Average thermal transmittance 0.23 W/m²K	Good
Windows	Single glazed	Very poor
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 15% of fixed outlets	Poor
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

Primary energy use

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

ct of this	This property produces	2.4 tonnes of CO2
•	This property's potential production	2.3 tonnes of CO2
	could reduce this property's 0.1 tonnes per year. This w	CO2 emissions by
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	•	5
6 tonnes of CO2		reflect how energy is
	onmental impact ial to be C. ale from A to G dioxide (CO2) they produce less CO2	onmental impact ial to be C.This property's potential productionale from A to G dioxide (CO2) theyBy making the recommendate could reduce this property's 0.1 tonnes per year. This we environment.broduce less CO2Environmental impact rating assumptions about average energy use. They may not impact to the term of term of the term of the term of ter

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (71) to C (73).

Recommendation	Typical installation cost	Typical yearly saving
1. Low energy lighting	£145	£34

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£608
Potential saving	£35

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.

The estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	6543 kWh per year
Water heating	1990 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-</u> <u>renewable-heat-incentive)</u>. This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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	Steven Leahy
Telephone	07721 414813
Email	info@countyinspections.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd EES/004184 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

No related party 16 June 2015 16 June 2015 SAP