# **Energy performance certificate (EPC)**

3, Trowley Hill Road Flamstead ST. ALBANS AL3 8DH Energy rating

Valid until: 4 March 2028

Certificate **8428-6127-4770-2502-9906** number:

Property type Detached house

Total floor area 103 square metres

### Rules on letting this property

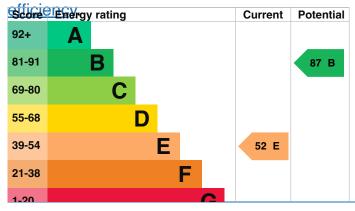
Properties can be let if they have an energy rating from A to E.

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-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

# **Energy rating and score**

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

See how to improve this property's energy



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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 53% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	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 secondary heating

### Primary energy use

The primary energy use for this property per year is 342 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,323 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 £745 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:

- 17,263 kWh per year for heating
- 2,925 kWh per year for hot water

# Impact on the environment This property produces

This property's current environmental impact rating is E. 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. CO2 harms the environment.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

emissions by making the suggested changes. This will help to protect the environment.

You could improve this property's CO2

This property's

potential production

5.7 tonnes of CO2

1.2 tonnes of CO2

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	£378
2. Floor insulation (solid floor)	£4,000 - £6,000	£76
3. Draught proofing	£80 - £120	£11
4. Low energy lighting	£35	£26
5. Heating controls (TRVs)	£350 - £450	£31
6. Condensing boiler	£2,200 - £3,000	£97
7. Solar water heating	£4,000 - £6,000	£42
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£85
9. Solar photovoltaic panels	£5,000 - £8,000	£296

### 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**

Accreditation scheme

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Nigel Vincent
Telephone	07780 608755
Email	nigelv@aol.com

# Contacting the accreditation scheme

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

Elmhurst Energy Systems Ltd

Assessor's ID	EES/006762	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	2 March 2018	
Date of certificate	5 March 2018	
Date of continuate	0 141011 2010	