

### Rules on letting this property

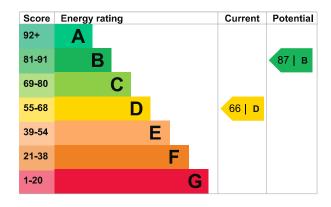
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property**

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

See how to improve this property's energy performance.



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

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
Wall	Cavity wall, filled cavity	Good
Roof	Roof room(s), ceiling insulated	Good
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	Average
Lighting	Low energy lighting in 25% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

produces

This property produces

The primary energy use for this property per year is 222 kilowatt hours per square metre (kWh/m2).

property	act of this	This property's potential	1.9 tonnes of CO2
This property's current envi		production	
rating is D. It has the potential to be B.  Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they		You could improve this properties on the sum of the sum	uggested changes.
produce each year. CO2 harms the environment.		Environmental impact rating	•
An average household	6 tonnes of CO2	assumptions about average energy use. They may not a	

consumed by the people living at the property.

## Improve this property's energy rating

Follow these steps to improve the energy rating and score.

5.2 tonnes of CO2

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£92
2. Low energy lighting	£60	£44
3. Condensing boiler	£2,200 - £3,000	£229
4. Solar water heating	£4,000 - £6,000	£47
5. Replacement glazing units	£1,000 - £1,400	£52
6. Solar photovoltaic panels	£5,000 - £8,000	£296

#### 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.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1179
Potential saving if you complete every step in order	£464

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.

#### Heating use in this property

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

# Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	11418 kWh per year	
Water heating	2834 kWh per year	
Potential energy savings by installing insulation		

Type of insulation Amount of energy saved

**Loft insulation** 24 kWh per year

#### Saving energy in this property

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>.

### 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 Matthew Moxey Telephone 08452579750

Email <u>info@icompile.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO023209
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

#### **Assessment details**

Assessor's declaration

Date of assessment

Date of certificate

No related party

10 November 2015

12 November 2015

Type of assessment RdSAP