Total floor area Energy performance certificate (EPC) Energy rating Valid until: 12 November 2027 Certificate number: 9554-2850-7197-9093-7021 Mid-terrace house 130 square metres

Rules on letting this property

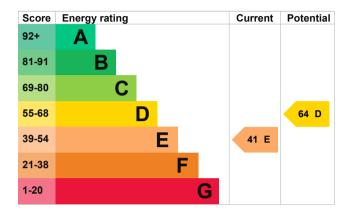
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. 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	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Mostly double glazing	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 60% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters,	N/A

Primary energy use

The primary energy use for this property per year is 329 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,827 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 £512 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 24,760 kWh per year for heating
- 2,305 kWh per year for hot water

Impact on the environment	This property produces	7.0 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be C.	This property's potential production	3.9 tonnes of CO2
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 6 tonnes of CO2 produces

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. Room-in-roof insulation	£1,500 - £2,700	£261
2. Internal or external wall insulation	£4,000 - £14,000	£193
3. Low energy lighting	£30	£25
4. Solar water heating	£4,000 - £6,000	£34
5. Solar photovoltaic panels	£5,000 - £8,000	£262

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 Ann Rickard
Telephone 07872 119871

Email anni.rickard@ntlworld.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/019711
Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration No related party
Date of assessment 10 November 2017
Date of certificate 13 November 2017

Type of assessment RdSAP