Energy performance certificate (EPC)			
	Energy rating	Valid until:	9 November 2033
44 East Common Redbourn ST. ALBANS AL3 7NQ		Certificate number:	9802-3932-3209-2107-1200
Property type	C	etached house	
Total floor area	7	71 square metres	

## Rules on letting this property

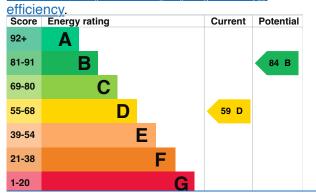
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

This property's energy rating is D. 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
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Average
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	Good
Lighting	Low energy lighting in 50% 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 302 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend £2,024 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 £737 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 12,441 kWh per year for heating
- 1,760 kWh per year for hot water

Impact on the environment		This property produces	3.5 tonnes of CO2
This property's environment D. It has the potential to be l		This property's potential production	1.2 tonnes of CO2
Properties get a rating from (worst) on how much carbor they produce each year.		You could improve this property's CO2 emissions by making the suggested changes This will help to protect the environment.	
Carbon emissions		These ratings are based or average occupancy and er	•
An average household produces	6 tonnes of CO2	living at the property may use different ar of energy.	

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£209
2. Internal or external wall insulation	£4,000 - £14,000	£271
3. Floor insulation (solid floor)	£4,000 - £6,000	£131
4. Low energy lighting	£30	£50
5. Solar water heating	£4,000 - £6,000	£77
6. Solar photovoltaic panels	£3,500 - £5,500	£674

### 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	Rickie Dickson
Telephone	07515111966
Email	rd@energy-smart.uk.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/014815	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

#### About this assessment

Assessor's declaration	No related party	
Date of assessment	10 November 2023	
Date of certificate	10 November 2023	
Type of assessment	RdSAP	