Energy performance certificate (EPC)			
25 The Southend LEDBURY HR8 2EY	Energy rating	Valid until: 4 December 2032 Certificate number: 6332-8522-3209-0105-2206	
Property type	Mid-terrace house		
Total floor area	155 square metres		

# Rules on letting this property

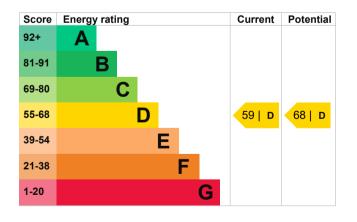
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<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 D.

<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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Some double glazing	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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 284 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	7.8 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be D.		This property's potential production	5.7 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.1 tonnes per year. This will help to protect the environment.	
Properties with an A rating produce less CO2 than G rated properties. An average household 6 tonnes of CO2 produces		environment.	
		Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.	

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (59) to D (68).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£198
2. Floor insulation (suspended floor)	£800 - £1,200	£38
3. Draught proofing	£80 - £120	£42
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£74

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</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	£1522
Potential saving if you complete every step in order	£352

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 27767 kWh per year Water heating 2980 kWh per year Potential energy savings by installing insulation Type of insulation Amount of energy saved Loft insulation 2798 kWh per year Cavity wall insulation 759 kWh per year Solid wall insulation 4985 kWh per year

## Saving energy in this property

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

## Contacting the assessor and accreditation scheme

This EPC was created by a gualified 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	Sophie Evans
Telephone	07833470149
Email	thepropertyimagecompany@gmail.co

### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

<u>om</u>

Elmhurst Energy Systems Ltd EES/026575 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 5 December 2022 5 December 2022 **RdSAP**