

Rules on letting this property

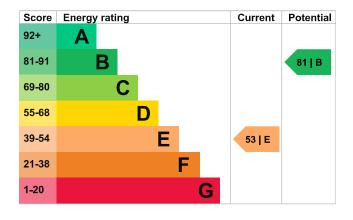
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

This property's current energy rating is E. 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	Average
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	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, no cylinder thermostat	Average
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

This property produces

The primary energy use for this property per year is 372 kilowatt hours per square metre (kWh/m2).

This property's potential production	1.2 tonnes of CO2
You could improve this prov	perty's CO2
emissions by making the st	uggested changes.
assumptions about average energy use. They may not	e occupancy and reflect how energy is

Improve this property's energy rating

3.6 tonnes of CO2

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£102
2. Floor insulation (suspended floor)	£800 - £1,200	£154
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£29
4. Low energy lighting	£35	£79
5. Hot water cylinder thermostat	£200 - £400	£114
6. Condensing boiler	£2,200 - £3,000	£126
7. Solar water heating	£4,000 - £6,000	£91
8. Solar photovoltaic panels	£3,500 - £5,500	£676

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	£1912
Potential saving if you complete every step in order	£695

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	7135 kWh per year	
Water heating	3240 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	

Loft insulation 596 kWh per year

Solid wall insulation 681 kWh per year

, ,

Saving energy in this property

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

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 Daniel Smith Telephone 07877470869

Email <u>dannysmith 3232 @hotmail.com</u>

Accreditation scheme contact details

Accreditation scheme ECMK

Assessor ID ECMK303921
Telephone 0333 123 1418
Email info@ecmk.co.uk

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
6 April 2023
12 April 2023

RdSAP