

Rules on letting this property

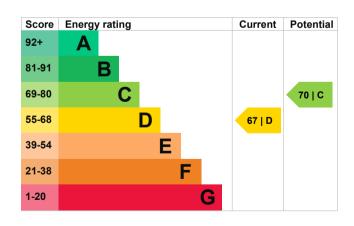
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

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 | Solid brick, as built, no insulation (assumed) | Poor |
| Wall | Timber frame, as built, no insulation (assumed) | Poor |
| Roof | Pitched, 270 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 | Good |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | (other premises below) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 233 kilowatt hours per square metre (kWh/m2).

| Environmental impa property | act of this | This property's potential production | 2.3 tonnes of CO2 |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------|
| This property's current envirating is D. It has the poten | | You could improve this prop | nertv's CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. | | emissions by making the suggested changes. This will help to protect the environment. | |
| An average household produces | 6 tonnes of CO2 | Environmental impact rating assumptions about average energy use. They may not a consumed by the people liv | e occupancy and reflect how energy is |
| This property produces | 2.5 tonnes of CO2 | | |

Improve this property's energy rating

Step Typical installation cost Typical yearly saving

1. Internal or external wall insulation

£4,000 - £14,000

£48

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 | £586 |
|------------------------------------------------------|------|
| Potential saving if you complete every step in order | £48 |

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 | 6954 kWh per year | |
| Water heating | 1884 kWh per year | |
| Potential operay savings by installing | | |

Potential energy savings by installing insulation

Solid wall insulation 999 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 Paul Willingham Telephone 01822 833455

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

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/021690 Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
13 April 2018
13 April 2018

RdSAP