

### Rules on letting this property

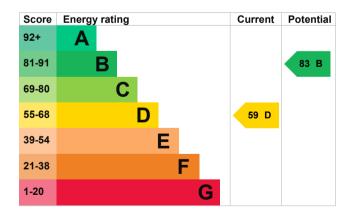
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

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

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                 | Solid brick, as built, no insulation (assumed) | Very poor |
| Wall                 | Cavity wall, as built, insulated (assumed)     | Good      |
| Roof                 | Pitched, no insulation (assumed)               | Very poor |
| Roof                 | Pitched, insulated (assumed)                   | Good      |
| Roof                 | Roof room(s), insulated (assumed)              | Good      |
| Window               | Fully double glazed                            | Average   |
| Main heating         | Boiler and radiators, mains gas                | Good      |
| Main heating control | Programmer, TRVs and bypass                    | Average   |
| Hot water            | From main system                               | Good      |
| Lighting             | Low energy lighting in 22% of fixed outlets    | Poor      |
| Floor                | Suspended, no insulation (assumed)             | N/A       |
| Floor                | Solid, limited 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 266 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £934 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 £308 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

### **Heating this property**

Estimated energy needed in this property is:

- 11,061 kWh per year for heating
- 2,094 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

- 790 kWh per year from loft insulation
- 2,616 kWh per year from solid wall insulation

### More ways to save energy

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

| Environmental impact of this property  |                 | This property produces  | 3.6 tonnes of CO2 |
|--|-----------------|---|-------------------|
| This property's current environmental impact rating is D. It has the potential to be B.  |                 | This property's potential production  | 1.3 tonnes of 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. |                 | 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 on assumptions about  |                   |
| An average household produces  | 6 tonnes of CO2 | 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. Internal or external wall insulation | £4,000 - £14,000          | £137                  |
| 2. Floor insulation                     | £800 - £1,200             | £33                   |
| 3. Low energy lighting                  | £35                       | £31                   |
| 4. Heating controls (room thermostat)   | £350 - £450               | £29                   |
| 5. Condensing boiler                    | £2,200 - £3,000           | £51                   |
| 6. Solar water heating                  | £4,000 - £6,000           | £28                   |
| 7. Solar photovoltaic panels            | £9,000 - £14,000          | £241                  |

#### 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.

#### 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 Umar Mahmood Telephone 0845 0945 192

Email <u>epcquery@vibrantenergymatters.co.uk</u>

#### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme NHER

Assessor's ID NHER007285 Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

#### About this assessment

Assessor's declaration No related party
Date of assessment 8 January 2014
Date of certificate 8 January 2014

Type of assessment RdSAP