

Rules on letting this property

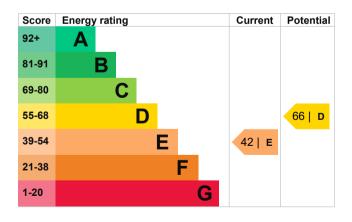
Properties can be let if they have an energy rating from A to E.

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-guidance</u>).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy performance.</u>



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 |
| Window | Single glazed | Very poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, no room thermostat | Very poor |
| Hot water | From main system, no cylinder thermostat | Average |
| Lighting | Low energy lighting in 67% of fixed outlets | Good |
| Roof | (another dwelling above) | N/A |
| Floor | (other premises below) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 563 kilowatt hours per square metre (kWh/m2).

| Environmental impact of this property | | This property produces | 3.4 tonnes of CO2 |
|--|-----------------|---|-----------------------|
| This property's current environmental impact rating is E. It has the potential to be D. | | This property's potential production | 1.8 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>recommend</u> could reduce this property's 1.6 tonnes per year. This wenvironment. | CO2 emissions by |
| Properties with an A rating produce less CO2 than G rated properties. | | Environmental impact ratin | _ |
| An average household produces | 6 tonnes of CO2 | assumptions about average energy use. They may not consumed by the people liv | reflect how energy is |

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 E (42) to D (66).

| Step | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Internal or external wall insulation | £4,000 - £14,000 | £206 |
| 2. Low energy lighting | £10 | £6 |
| 3. Heating controls (room thermostat and TRVs) | £350 - £450 | £19 |
| 4. Condensing boiler | £2,200 - £3,000 | £43 |
| 5. Flue gas heat recovery | £900 | £14 |

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.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

| Estimated yearly energy cost for this property | £731 |
|--|------|
| Potential saving | £289 |

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.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.gov.uk/improve-energy-efficiency).

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 | 6784 kWh per year | |
| Water heating | 4708 kWh per year | |
| Potential energy savings by installing insulation | | |

Amount of energy saved

Solid wall insulation 4577 kWh per year

Type of insulation

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 Cullen Telephone 0845 257 2023

Email paul@bkrfloorplans.co.uk

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/007831 Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration No related party Date of assessment 2 April 2013 11 April 2013 Date of certificate **RdSAP**

Type of assessment