

Rules on letting this property

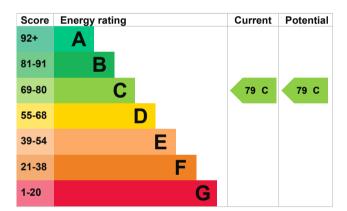
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

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.

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		
Walls	Average thermal transmittance 0.17 W/m²K	Very good	
Roof	Average thermal transmittance 0.15 W/m²K	Good	
Windows	High performance glazing	Very good	
Main heating	Room heaters, electric	Very poor	
Main heating control	Programmer and appliance thermostats	Good	
Hot water	From main system	Very good	
Lighting	Low energy lighting in all fixed outlets	Very good	
Air tightness	Air permeability 3.8 m³/h.m² (as tested)	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 129 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £575 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- · 2,265 kWh per year for heating
- 1,736 kWh per year for hot water

Impact on the environment	onment	This property produces	1.6 tonnes of CO2
This property's environmental impact rating is B. It has the potential to be B.		This property's potential production	1.6 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		This will help to protect the	environment.
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	

Steps you could take to save energy

The assessor did not make any recommendations for this property.

Help 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.

More ways to save energy

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

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 Liam Mason Telephone 01892891280

Email liam.mason@stroma.com

Contacting the accreditation scheme

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

Accreditation scheme Stroma Certification Ltd

Assessor's ID STRO033679
Telephone 0330 124 9660

Email certification@stroma.com

About this assessment

Assessor's declaration No related party
Date of assessment 18 February 2020
Date of certificate 19 February 2020

Type of assessment SAP