

## Rules on letting this property

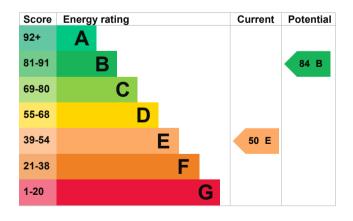
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be B.

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



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	Sandstone or limestone, as built, no insulation (assumed)	Poor
Wall	Cavity wall, filled cavity	Average
Wall	Sandstone or limestone, as built, partial insulation (assumed)	Average
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, limited insulation (assumed)	Poor
Window	Fully double glazed	Average
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	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 467 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

· Stone walls present, not insulated

# How this affects your energy bills

An average household would need to spend £1,178 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 £523 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 11,126 kWh per year for heating
- 3,695 kWh per year for hot water

Impact on the envir	onment	This property produces	5.8 tonnes of CO2
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This property's current env	ironmental impact		
rating is E. It has the potential to be B.		This property's potential production	2.0 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			
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.	

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£119
2. Floor insulation (solid floor)	£4,000 - £6,000	£35
3. Increase hot water cylinder insulation	£15 - £30	£23
4. Hot water cylinder thermostat	£200 - £400	£23
5. Heating controls (room thermostat and TRVs)	£350 - £450	£130
6. Condensing boiler	£2,200 - £3,000	£158

Step	Typical installation cost	Typical yearly saving
7. Solar water heating	£4,000 - £6,000	£35
8. Solar photovoltaic panels	£3,500 - £5,500	£326

### 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 <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

### 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 Andrew Harrington

Telephone 07714031758 01665 604648

Email <u>martin95110@aol.com</u>

## Contacting the accreditation scheme

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

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/003092 Telephone 01455 883 250

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

#### About this assessment

Assessor's declaration No related party
Date of assessment 23 January 2021
Date of certificate 25 January 2021

Type of assessment RdSAP