# **Energy performance certificate (EPC)**



114 square metres

### **Report of the Property and Property**

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

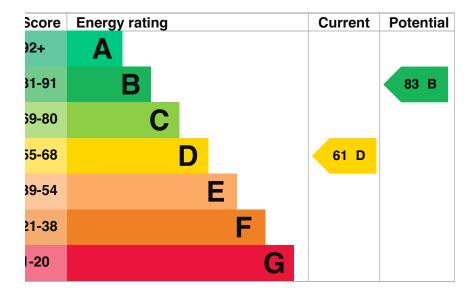
otal floor area

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

# **Energy rating and score**

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

e how to improve this property's energy efficiency.



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

operties 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.

r properties in England and Wales:

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

# 3reakdown of property's energy performance

### eatures in this property

eatures 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.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
all	Solid brick, as built, no insulation (assumed)	Very poor
of	Pitched, no insulation	Very poor
of	Pitched, no insulation (assumed)	Very poor
indow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer and room thermostat	Average
ot water	From main system	Good
phting	Low energy lighting in all fixed outlets	Very good
oor	To unheated space, no insulation (assumed)	N/A
oor	Suspended, no insulation (assumed)	N/A
oor	Solid, no insulation (assumed)	N/A
condary heating	None	N/A

#### rimary energy use

e primary energy use for this property per year is 280 kilowatt hours per square metre (kWh/m2).

About primary energy use

# low this affects your energy bills

average household would need to spend £2,110 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energies.

u could save £805 per year if you complete the suggested steps for improving this property's energy rating.

is is based on average costs in 2024 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting

### leating this property

timated energy needed in this property is:

- 20,301 kWh per year for heating
- 2,020 kWh per year for hot water

### mpact on the environment

is property's environmental impact rating is E. It has the potential to be C.

operties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### arbon emissions

n average household produces	6 tonnes of CC
his property produces	5.7 tonnes of CC
his property's potential production	2.4 tonnes of CC

 $\label{eq:could} \textbf{u} \ \text{could improve this property's CO2 emissions by making the suggested changes.} \ This \ will \ \text{help to protect the environment.}$ 

lese 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

Do I need to follow these steps in order?

ypical installation cost	£100 - £35
ypical yearly saving	£37
otential rating after completing step 1	67 D
tep 2: Internal or external wall insulation	
ypical installation cost	£4,000 - £14,00
ypical yearly saving	£30
otential rating after completing steps 1 and 2	73 C
tep 3: Floor insulation (suspended floor)	
ypical installation cost	£800 - £1,20
ypical yearly saving	£7
otential rating after completing steps 1 to 3	74 C
tep 4: Solar water heating	
ypical installation cost	£4,000 - £6,00
ypical yearly saving	£5
otential rating after completing steps 1 to 4	75 C
tep 5: Solar photovoltaic panels, 2.5 kWp	
ypical installation cost	£3,500 - £5,50
ypical yearly saving	£47
otential rating after completing steps 1 to 5	

#### lelp paying for energy improvements

u might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating stem for this property.

#### lore ways to save energy

nd ways to save energy in your home

# Vho to contact about this certificate

### contacting the assessor

,ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Steven Johnson
elephone	07866 022380
mail	info@landlord-shop.co.uk

### ontacting the accreditation scheme

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

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor's ID	EES/010916
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

#### bout this assessment

ssessor's declaration	No related party
ate of assessment	31 July 2024
ate of certificate	5 August 2024
ype of assessment	► RdSAP

# **Other certificates for this property**

/ou are aware of previous certificates for this property and they are not listed here, please contact us at <a href="mailto:mhclg.digital-services@communities.gov.uk">mhclg.digital-services@communities.gov.uk</a> or call our helpdesk of 20 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number

8887-7029-1519-6646-8906 (/energy-certificate/8887-7029-1519-6646-8906)