

Rules on letting this property

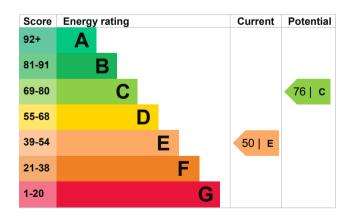
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



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 |
| Roof | Flat, no insulation (assumed) | Very poor |
| 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 all fixed outlets | Very good |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Primary energy use

The primary energy use for this property per year is 471 kilowatt hours per square metre (kWh/m2).

| Environmental impa property | act of this | This property produces | 4.0 tonnes of CO2 |
|---|----------------------|---|-----------------------|
| This property's current environmental impact rating is E. It has the potential to be C. | | This property's potential production | 1.4 tonnes of CO2 |
| Properties are rated in a so based on how much carbor produce. | n dioxide (CO2) they | By making the <u>recommend</u> could reduce this property's 2.6 tonnes per year. This wenvironment. | s CO2 emissions by |
| Properties with an A rating than G rated properties. | produce less CO2 | Environmental impact ratin assumptions about average | • |
| An average household produces | 6 tonnes of CO2 | energy use. They may not consumed by the people liv | reflect how energy is |

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (50) to C (76).

| Recommendation | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Flat roof or sloping ceiling insulation | £850 - £1,500 | £225 |
| 2. Internal or external wall insulation | £4,000 - £14,000 | £223 |
| 3. Condensing boiler | £2,200 - £3,000 | £43 |

Paying for energy improvements

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

£491

| Estimated energy | use and |
|-------------------------|---------|
| potential savings | |

Potential saving

| Estimated yearly energy cost for this property | £872 |
|--|------|
| | |

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 estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u>.

For advice on how to reduce your energy bills visit Simple Energy Advice

(https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

| Space heating | 11042 kWh per yea | |
|---------------|-------------------|--|
| Water heating | 1662 kWh per year | |

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
|--------------------|------------------------|

Solid wall insulation 3548 kWh per year

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 Sherrill Epton Telephone 01636 677154

Email sherrill.dea@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/002394 Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration Employed by the professional dealing with the

property transaction

13 July 2017 Date of assessment 14 July 2017 Date of certificate **RdSAP**

Type of assessment