Total floor area

60 square metres

Rules on letting this property

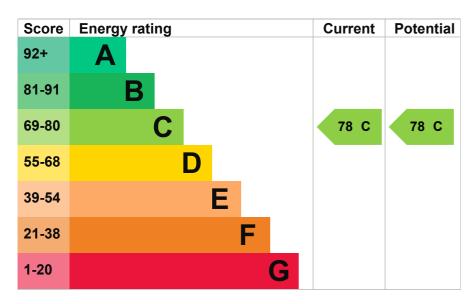
Properties can be let if they have an energy rating from A to E.

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 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.

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

| | Hot water | From main system | Good |
|----|-----------------------------|--|-----------|
| 09 | /07/2024, 10:35 Lighting | Energy performance certificate (EPC) – Find an energy certificate – GOV.UK Low energy lighting in all fixed outlets | Very good |
| | Floor | (other premises below) | N/A |
| | Secondary heating | None | N/A |
| | Air tightness | (not tested) | N/A |

Primary energy use

The primary energy use for this property per year is 142 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £389 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 2019** 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:

- 3,521 kWh per year for heating
- 1,817 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is ${\sf C}.$ It has the potential to be ${\sf C}.$

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

Carbon emissions

| An average household produces | 6 tonnes of CO2 |
|--------------------------------------|-------------------|
| This property produces | 1.5 tonnes of CO2 |
| This property's potential production | 1.5 tonnes of CO2 |

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Who to contact about this certificate
09/07/2024, 10:35 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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 | Mark Simons |
|-----------------|----------------------|
| Telephone | 020 8930 5668 |
| Email | admin@ealconsult.com |

Contacting the accreditation scheme

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

| Accreditation scheme | ECMK | |
|----------------------|-----------------|--|
| Assessor's ID | ECMK300577 | |
| Telephone | 0333 123 1418 | |
| Email | info@ecmk.co.uk | |

About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment | 22 January 2019 |
| Date of certificate | 27 February 2019 |
| Type of assessment | ► <u>SAP</u> |

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

| 09/07/2024, 10:35 | Energy performance certificate (EPC) – Find an energy certificate – GOV.UK |
|-------------------|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |