

## Rules on letting this property

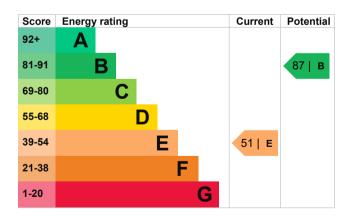
Properties can be rented if they have an energy rating from A to E.

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 B.

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                 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Wall                 | Solid brick, as built, partial insulation (assumed)       | Average   |
| Roof                 | Pitched, 100 mm loft insulation                           | Average   |
| Roof                 | Pitched, 25 mm loft insulation                            | Poor      |
| Window               | Single glazed   | Very poor |
| Main heating         | Boiler and radiators, mains gas                           | Good      |
| Main heating control | Programmer and room thermostat                            | Average   |
| Hot water            | From main system  | Average   |
| Lighting             | Low energy lighting in 10% of fixed outlets               | Poor      |
| 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 411 kilowatt hours per square metre (kWh/m2).

| Environmental impa<br>property  | act of this          | This property produces   | 5.9 tonnes of CO2     |
|---|----------------------|--|-----------------------|
| This property's current environmental impact rating is E. It has the potential to be B.     |                      | This property's potential production   | 1.4 tonnes of CO2     |
| Properties are rated in a sc based on how much carbor produce.  Properties with an A rating | n dioxide (CO2) they | By making the recommend could reduce this property's 4.5 tonnes per year. This we environment. | CO2 emissions by      |
| than G rated properties.  |                      | Environmental impact rating 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 (51) to B (87).

| Recommendation  | Typical installation cost | Typical yearly<br>saving |
|---|---------------------------|--------------------------|
| 1. Increase loft insulation to 270 mm                             | £100 - £350               | £54                      |
| 2. Internal or external wall insulation                           | £4,000 - £14,000          | £185                     |
| 3. Floor insulation (solid floor)                                 | £4,000 - £6,000           | £45                      |
| 4. Low energy lighting  | £45                       | £38                      |
| 5. Heating controls (TRVs)  | £350 - £450               | £35                      |
| 6. Condensing boiler  | £2,200 - £3,000           | £217                     |
| 7. Solar water heating  | £4,000 - £6,000           | £44                      |
| 8. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500           | £88£                     |
| 9. Solar photovoltaic panels                                      | £5,000 - £8,000           | £279                     |

### Paying for energy improvements

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

# Estimated energy use and potential savings

| Estimated yearly energy cost for this property | £1294 |
|--|-------|
| Potential saving                               | £707  |

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> property's energy performance.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (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 | 13014 kWh per year |
|---------------|--------------------|
| Water heating | 3038 kWh per year  |

# Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
| Loft insulation    | 821 kWh per year       |

**Solid wall insulation** 2796 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

# 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 Alexander Oliver Telephone 01873 880922

Email <u>oliverandcompany@gmx.com</u>

#### Accreditation scheme contact details

Accreditation scheme ECMK

 Assessor ID
 ECMK200666

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

No related party

14 September 2015

The september 2015

Type of assessment RdSAP