English | Cymraeg

Energy performance certificate (EPC)

			Certificate number:	0110-2520-7064-2577-2125
Property type Mid-terrace house Total floor area 54 square metres				

Rules on letting this property



You may not be able to let this property

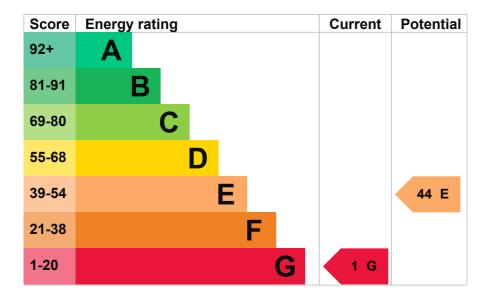
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

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

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

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.

Description	Rating
Granite or whinstone, as built, no insulation (assumed)	Very poor
Cavity wall, as built, no insulation (assumed)	Poor
Pitched, 50 mm loft insulation	Poor
Flat, limited insulation (assumed)	Very poor
Fully double glazed	Average
Room heaters, dual fuel (mineral and wood)	Very poor
No thermostatic control of room temperature	Poor
Electric immersion, standard tariff	Very poor
Low energy lighting in all fixed outlets	Very good
Solid, no insulation (assumed)	N/A
Portable electric heaters (assumed)	N/A
	Granite or whinstone, as built, no insulation (assumed) Cavity wall, as built, no insulation (assumed) Pitched, 50 mm loft insulation Flat, limited insulation (assumed) Fully double glazed Room heaters, dual fuel (mineral and wood) No thermostatic control of room temperature Electric immersion, standard tariff Low energy lighting in all fixed outlets Solid, no insulation (assumed)

Primary energy use

The primary energy use for this property per year is 1181 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

- Cavity fill is recommended
- · Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £6,193 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 £4,028 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 11,028 kWh per year for heating
- 2,100 kWh per year for hot water

Impact on the environment

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	14.0 tonnes of CO2
This property's potential production	4.6 tonnes of CO2

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

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

Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£2,213
Potential rating after completing step 1	11 G

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£141
Potential rating after completing steps 1 and 2	13 G

Step 3: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£1,045
Potential rating after completing steps 1 to 3	32 F

Step 4: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£152
Potential rating after completing steps 1 to 4	35 F

Step 5: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£96
Potential rating after completing steps 1 to 5	36 F

Step 6: Draught proofing

Typical installation cost	£80 - £120

Typical yearly saving	£36
Potential rating after completing steps 1 to 6	37 F

Step 7: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£306
Potential rating after completing steps 1 to 7	43 E

Step 8: High performance external doors

Typical installation cost	£500
Typical yearly saving	£39
Potential rating after completing steps 1 to 8	44 E

Help paying for energy improvements

You 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 system for this property.

More ways to save energy

Find ways to save energy in your home.

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	Karen Leach
Telephone	07875384119
Email	karenleach1977@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STR0030674
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	30 June 2023
Date of certificate	30 June 2023
Type of assessment	► <u>RdSAP</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.

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