# **Energy performance certificate (EPC)**



Total floor area 133 square metres

Rules on letting this property



## You may not be able to let this property

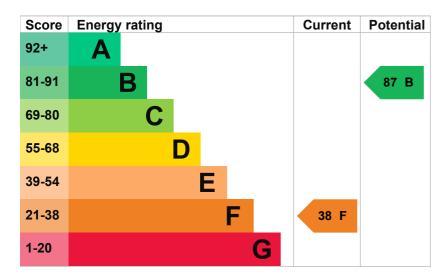
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and

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 current energy rating is F. It has the potential to be B.

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.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

### Primary energy use

The primary energy use for this property per year is 275 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### How this affects your energy bills

An average household would need to spend £1,491 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 £602 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:

- 18,857 kWh per year for heating
- 2,979 kWh per year for hot water

#### Impact on the environment

This property's current environmental impact rating is F. It has the potential to be C.

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

#### Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	8.9 tonnes of CO2
This property's potential production	2.1 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.

## ▶ <u>Do I need to follow these steps in order?</u>

Step 1: Increase loft insulation to 270 mm	
Typical installation cost	£100 - £350
Typical yearly saving	£174
Potential rating after completing step 1	44 E
Step 2: Floor insulation (suspended floor)	
Typical installation cost	£800 - £1,200
Typical yearly saving	£168
Potential rating after completing steps 1 and 2	52 E
Step 3: Replace boiler with new condensing boiler	
Typical installation cost	£2,200 - £3,000
Typical yearly saving	£217
Potential rating after completing steps 1 to 3	62 D
Step 4: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£43
Potential rating after completing steps 1 to 4	64 D
Step 5: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	£3,500 - £5,500
Typical yearly saving	£353
Potential rating after completing steps 1 to 5	71 C
Step 6: Wind turbine	
Typical installation cost	£15,000 - £25,000
Typical yearly saving	£684
Potential rating after completing steps 1 to 6	87 B

## Help paying for energy improvements

## 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	Adam Comiskey
Telephone	01844 318 288 🧷
Email	admin@expertsurveysolutions.co.uk

## Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID201465
Telephone	01225 667 570 🜙
Email	info@quidos.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	20 July 2023
Date of certificate	20 July 2023
Type of assessment	► RdSAP

#### 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 <a href="mailto:dluhc.digital-services@levellingup.gov.uk">dluhc.digital-services@levellingup.gov.uk</a> or call our helpdesk on <a href="mailto:020.3829">020.3829</a> 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u>
<u>Give feedback (https://forms.office.com/e/hUnC3Xq1T4)</u> <u>Service performance (/service-performance)</u>

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