

### Rules on letting this property

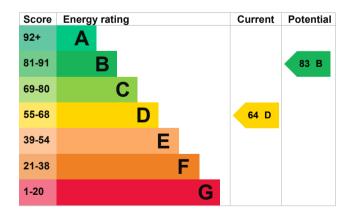
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</a>).

## **Energy rating and score**

This property's current energy rating is D. 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                 | Good      |
| Roof                 | Pitched, 270 mm loft insulation            | Good      |
| Roof                 | Pitched, insulated (assumed)               | Good      |
| Window               | Fully double glazed                        | Good      |
| Main heating         | Boiler and radiators, mains gas            | Good      |
| Main heating control | Programmer and room thermostat             | Average   |
| Hot water            | From main system                           | Good      |
| Lighting             | Low energy lighting in 8% of fixed outlets | Very 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 261 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £1,861 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 £442 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 heating, hot water and lighting.

#### Heating this property

Estimated energy needed in this property is:

- 9,045 kWh per year for heating
- 2,792 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

62 kWh per year from loft insulation

#### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

| <b>Environmental</b> | impact | of | this |
|----------------------|--------|----|------|
| property             |        |    |      |

This property's current environmental impact rating is D. 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.

An average household 6 tonnes of CO2 produces

This property produces 3.6 tonnes of CO2

This property's potential production

1.8 tonnes of CO2

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

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

# Changes you could make

| Step                              | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (solid floor) | £4,000 - £6,000           | £160                  |

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 2. Low energy lighting       | £55                       | £111                  |
| 3. Heating controls (TRVs)   | £350 - £450               | £58                   |
| 4. Solar water heating       | £4,000 - £6,000           | £114                  |
| 5. Solar photovoltaic panels | £3,500 - £5,500           | £681                  |

#### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

### 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 Josh Tomley Telephone 01782610546

Email josht@firstpropertyservices.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 ECMK

 Assessor's ID
 ECMK304950

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

#### About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
26 May 2023
29 May 2023

RdSAP