# Energy performance certificate (EPC) 1 Ayr Court Ayr ST. IVES TR26 1EQ Property type Top-floor flat Total floor area Energy rating Valid until: 28 February 2034 Certificate number: 0390-3035-6207-2114-5204 Top-floor flat 65 square metres

# Rules on letting this property



# You may not be able to let this property

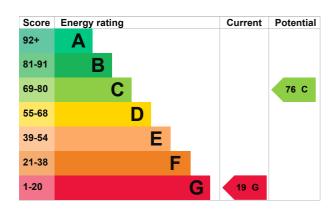
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-priv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

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 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

### 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, as built, no insulation (assumed) | Poor      |
| Roof                 | Roof room(s), limited insulation (assumed)     | Poor      |
| Window               | Fully double glazed                            | Average   |
| Main heating         | No system present: electric heaters assumed    | Very poor |
| Main heating control | None   | Very poor |
| Hot water            | Electric immersion, standard tariff            | Very poor |
| Lighting             | Low energy lighting in all fixed outlets       | Very good |
| Floor                | (another dwelling below)                       | N/A       |
| Secondary heating    | None   | N/A       |

### Primary energy use

The primary energy use for this property per year is 527 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

- Storage heater or dual immersion, and single electric meter
  A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.
- · Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend £3,444 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 £2,486 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 8,903 kWh per year for heating
- 1,878 kWh per year for hot water

# Impact on the environment

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

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 5.8 tonnes of CO2

This property's 2.8 tonnes of CO2
potential production

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

| Step                                   | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Room-in-roof insulation             | £1,500 - £2,700           | £1,396                |
| 2. Cavity wall insulation              | £500 - £1,500             | £287                  |
| 3. High heat retention storage heaters | £1,200 - £1,800           | £803                  |

### Help 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.

### More ways to save energy

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

### 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 | Matt Barter                |
|-----------------|----------------------------|
| Telephone       | 07833585410                |
| Email           | matt.barter@btinternet.com |

### Contacting the accreditation scheme

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

| Accreditation scheme                        | Elmhurst Energy Systems Ltd |
|---|-----------------------------|
| Assessor's ID                               | EES/020285                  |
| Telephone                                   | 01455 883 250               |
| Email <u>enquiries@elmhurstenergy.co.uk</u> |                             |
| About this assessment                       |                             |
| Assessor's declaration                      | No related party            |
| Date of assessment                          | 1 March 2024                |
| Date of certificate                         | 1 March 2024                |
| Bate of certificate                         |                             |