Energy performance certificate (EPC)

Energy rating	Valid until:	1 March 2033
	Certificate number:	4837-3037-7000-0742-5206
Detached bungalow		
	182 square m	netres
	B	B Certificate number:

Rules on letting this property

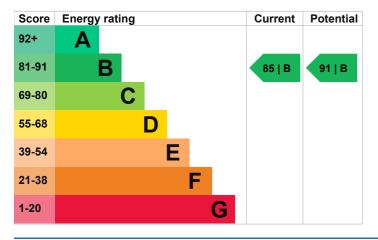
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

<u>See how to improve this property's energy</u> performance.



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

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	
Walls	Average thermal transmittance 0.17 W/m²K	Very good	
Roof	Average thermal transmittance 0.11 W/m²K	Very good	
Floor	Average thermal transmittance 0.14 W/m²K	Very good	
Windows	High performance glazing	Very good	
Main heating	Boiler and underfloor heating, mains gas	Good	
Main heating control	Time and temperature zone control	Very good	
Hot water	From main system Good		
Lighting	Low energy lighting in all fixed outlets Very g		
Air tightness	Air permeability 4.0 m³/h.m² (as tested)	Good	
Secondary heating	None	N/A	

Primary energy use

The primary energy use for this property per year is 93 kilowatt hours per square metre (kWh/m2).

Environmental imp property	oact of this	This property's potential production	2.0 tonnes of CO2	
This property's current en rating is B. It has the pote	•	You could improve this property's CO2		
Properties get a rating fro (worst) on how much carb	oon dioxide (CO2)	emissions by making the suggested changes. This will help to protect the environment.		
they produce each year. (environment.	CO2 harms the	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.		
An average household produces	6 tonnes of CO2			
This property produces	3.0 tonnes of CO2			

Improve this property's energy rating

£3,500 - £5,500

£665

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1534
Potential saving if you complete every step in order	£0

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.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating		Estimated energy used
-		

Space heating9123 kWh per year

Water heating 1911 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

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

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 Telephone Email Alan McLeod 01228 810221 <u>alanmcleod58@outlook.com</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/003573 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 2 March 2023 2 March 2023 SAP