Energy performance certificate (EPC)		
116a Main Street ST. BEES CA27 0AA	Energy rating	Valid until: <b>16 June 2030</b> Certificate number: <b>0970-3804-7662-2500-6125</b>
Property type	End-terrace house	
Total floor area	82 square metres	

# Rules on letting this property

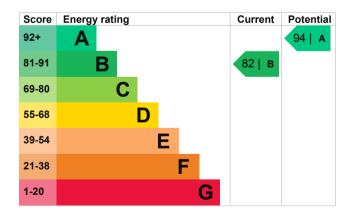
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or 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).

# Energy efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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 0.20 W/m²K	Very good
Roof	Average thermal transmittance 0.14 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.15 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.7 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 105 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	1.5 tonnes of CO2	
This property's current environmental impact rating is B. It has the potential to be A.		This property's potential production	0.4 tonnes of CO2	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.1 tonnes per year. This will help to protect the		
Properties with an A rating produce less CO2		environment.		
than G rated properties.		Environmental impact rating assumptions about average		
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.		

# How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (82) to A (94).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£30
2. Solar photovoltaic panels	£3,500 - £5,500	£340

#### Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Heating use in this proper	
Estimated yearly energy cost for this property	£404	Heating a property usu majority of energy costs	•
		Estimated energy use	ed to he
Potential saving	£30	Space heating	3
The estimated cost shows how mu average household would spend in for heating, lighting and hot water.	n this property	Water heating	
on how energy is used by the peo property.	ple living at the	Potential energy savin	ngs by
The estimated saving is based on the recommendations in <u>how to improperty's energy performance</u> .		The assessor did not fi save energy by installir property.	
For advice on how to reduce your visit <u>Simple Energy Advice</u> ( <u>https://www.simpleenergyadvice.org.</u>			

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Space heating	3447 kWh per year
Water heating	1943 kWh per year

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opportunities to lation in this

# 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	

Cory Skrzypkowski 01623 726101 info@compliant-epc.co.uk

### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO031821 0330 124 9660 certification@stroma.com

No related party 4 June 2020 17 June 2020 SAP