

Rules on letting this property

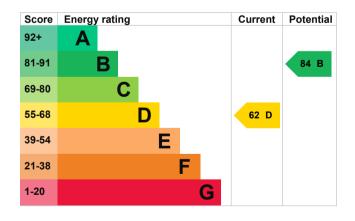
Properties can be let if they have an energy rating from A to E.

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

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	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, insulated	Average
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 12% of fixed outlets	Poor
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 162 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Wall type does not correspond to options available in RdSAP

The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.

How this affects your energy bills

An average household would need to spend £1,853 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 £338 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- · 20,842 kWh per year for heating
- 3,016 kWh per year for hot water

Impact on the environment	This property produces	9.2 tonnes of CO2	
This property's current environmental impact rating is E. It has the potential to be C.	This property's potential production	4.9 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.	emissions by making the s	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions	These ratings are based or		

of energy.

average occupancy and energy use. People

living at the property may use different amounts

6 tonnes of CO2

Changes you could make

An average household

produces

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£72
2. Low energy lighting	£215	£66
3. Condensing boiler	£2,200 - £3,000	£127
4. Solar water heating	£4,000 - £6,000	£72
5. Solar photovoltaic panels	£5,000 - £8,000	£262
6. Wind turbine	£15,000 - £25,000	£530

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 Peter Bloore
Telephone 01782 610 546

Email <u>info@firstpropertyservices.co.uk</u>

Contacting the accreditation scheme

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

Accreditation scheme Stroma Certification Ltd

Assessor's ID STRO007824
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
1 July 2015
1 July 2015
RdSAP