

Rules on letting this property

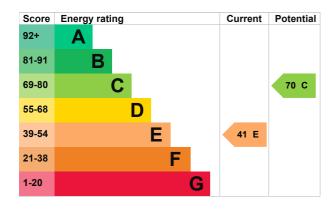
Properties can be let if they have an energy rating from A to E.

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-guidance).

Energy rating and score

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

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



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 | Pitched, no insulation (assumed) | Very poor |
| Window | Some double glazing | Very poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | TRVs and bypass | Average |
| Hot water | From main system | Average |
| Lighting | Low energy lighting in 96% of fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, wood logs | N/A |

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Biomass secondary heating
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 386 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)
 The assessment does not include any feed-in tariffs that may be applicable to this property.
- · Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £3,233 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 £1,378 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 energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 42,534 kWh per year for heating
- 3,348 kWh per year for hot water

Impact on the environment

This property's current 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 14.0 tonnes of CO2

This property's 6.4 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. Cavity wall insulation | £500 - £1,500 | £455 |
| 2. Floor insulation (suspended floor) | £800 - £1,200 | £140 |
| 3. Heating controls (room thermostat) | £350 - £450 | £165 |
| 4. Condensing boiler | £2,200 - £3,000 | £510 |
| 5. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £107 |

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 | Ashley Goodwin |
|-----------------|--------------------------------|
| Telephone | 02039056099 |
| Email | ashgoodwin@fourwalls-group.com |

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 | STRO036832 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |
| About this assessment | |

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment | 6 March 2023 |
| Date of certificate | 8 March 2023 |
| Type of assessment | RdSAP |
| | |