Energy performance certificate (EPC)			
Rose Cottage Aston Juxta Mondrum NANTWICH CW5 6DS	Energy rating	Valid until: 19 April 2032 Certificate number: 2196-9951-1507-1511-1551	
Property type	Detached house		
Total floor area	161 square metres		

Rules on letting this property

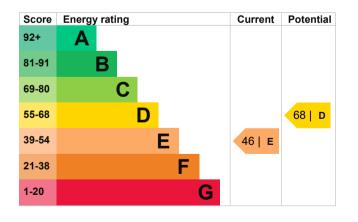
Properties can be rented if they have an energy rating from A to E.

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 E. It has the potential to be D.

<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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
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 171 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	6.0 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be C.		This property's potential production	3.3 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 2.7 tonnes per year. This will help to protect the environment.	
Properties with an A rating pi	roduce less CO2		
than G rated properties. An average household produces	6 tonnes of CO2	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.	

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 E (46) to D (68).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£312
2. Floor insulation (solid floor)	£4,000 - £6,000	£107
3. Solar water heating	£4,000 - £6,000	£61
4. Solar photovoltaic panels	£3,500 - £5,500	£342

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 property	
Estimated yearly energy cost for this property	£1726	Heating a property us majority of energy co	sts.
		Estimated energy u	sed to heat this property
Potential saving	£479	Space heating	17897 kWh per year
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.		Water heating	2325 kWh per year
		Potential energy savings by installing insulation	
The estimated saving is based on r	making all of	Insulation	
the recommendations in <u>how to improve this</u> property's energy performance. For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).		Type of insulation	Amount of energy saved
		Loft insulation	230 kWh per year
		Solid wall insulation	4178 kWh per year

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	Philip Sims
Telephone	07530197179
Email	<u>philipsims@sky.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

ECMK ECMK301926 0333 123 1418 info@ecmk.co.uk

No related party 12 April 2022 20 April 2022 RdSAP