Energy performance certificate (EPC)		
The Cottage Checkley Lane Checkley NANTWICH CW5 7QA	Energy rating	Valid until: 14 September 2032 Certificate number: 9651-2018-4201-5842-7204
Property type		Detached house
Total floor area		122 square metres

## Rules on letting this property

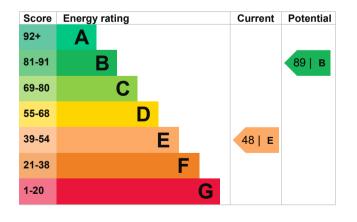
Properties can be let if they have an energy rating from A to E.

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

# Energy efficiency rating for this property

This property's current energy rating is E. 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 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)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good
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, insulated (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 165 kilowatt hours per square metre (kWh/m2).

Environmental impact property	of this	This property produces	4.3 tonnes of CO2
This property's current environn rating is D. It has the potential to	•	This property's potential production	0.2 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 4.1 tonnes per year. This will help to protect the	
Properties with an A rating prod	uce 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 r consumed by the people liv	eflect how energy is

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (48) to B (89).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£254
2. Floor insulation (solid floor)	£4,000 - £6,000	£58
3. Solar water heating	£4,000 - £6,000	£60
4. Solar photovoltaic panels	£3,500 - £5,500	£359
5. Wind turbine	£15,000 - £25,000	£742

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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

# Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1327
Potential saving	£371

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.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.gov.uk/improve-energy-efficiency</u>).

#### 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 heating	12665 kWh per year
Water heating	2292 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Solid wall insulation	3393 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	
Telephone	
Email	

Damian Pinson 02033978220 <u>hello@propcert.co.uk</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

Stroma Certification Ltd STRO034205 0330 124 9660 certification@stroma.com

No related party 15 September 2022 15 September 2022 RdSAP