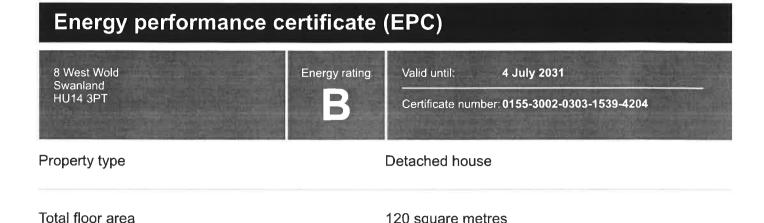
120 square metres



#### Rules on letting this property

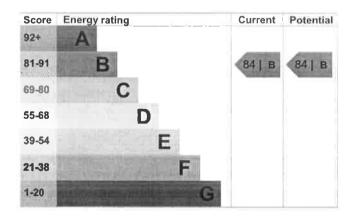
Properties can be rented if they have an energy rating from A to E.

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-rentedproperty-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 B.

See how to improve this property's energy 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 0.28 W/m²K	Very good
Roof	Average thermal transmittance 0.11 W/m²K	Very good
Floor	Average thermal transmittance 0.18 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.7 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 89 kilowatt hours per square metre (kWh/m2).

ct of this	This property's potential production	1.9 tonnes of CO2
One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.		CO2 emissions by
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.	
1.9 tonnes of CO2		
	ors to climate (O2). The energy d power in our orter of the UK's CO2	This property's potential production  ors to climate (O2). The energy d power in our could reduce this property's 0.0 tonnes per year. This we environment.  6 tonnes of CO2  Environmental impact rating assumptions about average energy use. They may not the countries of the UK's CO2

2/4

#### How to improve this property's energy performance

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u> (<a href="https://www.simpleenergyadvice.org.uk/">https://www.simpleenergyadvice.org.uk/</a>)

#### 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

Estimated yearly energy cost for this property	£479
Potential saving	£0

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 estimated saving is based on making all of the recommendations in <a href="https://how.to.improve.this.org/">how to improve this property's energy performance</a>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<a href="https://www.simpleenergyadvice.org.uk/">https://www.simpleenergyadvice.org.uk/</a>).

#### Heating use in this property

Heating a property usually makes up the majority of energy costs.

#### Estimated energy used to heat this property

Space heating	4386 kWh per year
Water heating	2174 kWh per year

# Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

### 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

Silvio Junges 01884 242050

silvio.junges@aessc.co.uk

#### Accreditation scheme contact details

Accreditation scheme

Assessor ID Telephone

Email

Elmhurst Energy Systems Ltd

EES/008855 01455 883 250

enquiries@elmhurstenergy.co.uk

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

No related party 5 July 2021 5 July 2021

SAP