## Energy performance certificate (EPC)

0360-2058-3090-2199-5361		
erty type Mid-floor flat		
72 square metres		

## Rules on letting this property

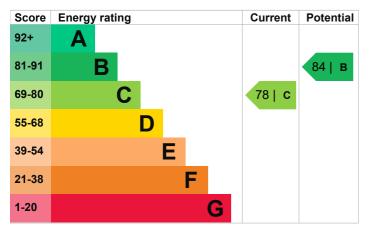
Properties can be let if they have an energy rating from A to E.

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

# Energy efficiency rating for this property

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

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



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	System built, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 164 kilowatt hours per square metre (kWh/m2).

Environmental imp property	act of this	This property produces	2.0 tonnes of CO2
This property's current env rating is C. It has the poter	•	This property's potential production	2.0 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>recommer</u> could reduce this property 0.0 tonnes per year. This	y's CO2 emissions by
Properties with an A rating	produce less CO2	the environment.	
than G rated properties.		Environmental impact rati	ings are based on
An average household produces	6 tonnes of CO2	assumptions about avera energy use. They may no is consumed by the peop property.	t reflect how energy

### 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 C (78) to B (84).

Step	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters	£1,200 - £1,800	£91

### 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.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£536
Potential saving if you complete every step in order	£91

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.

# 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 1664 kWh per year

Water heating

1847 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.

### Saving energy in this property

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

### Heating use in this property

### 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 Duncan Attfield 07903 774 332 <u>duncanattfield@gmail.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 Elmhurst Energy Systems Ltd EES/020914 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 18 January 2021 18 January 2021 RdSAP