

## Rules on letting this property

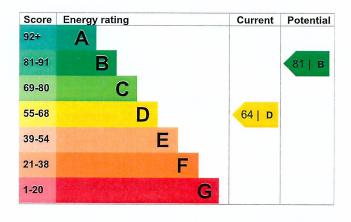
Properties can be rented if they have an energy rating from A to E.

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 D. 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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
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
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 424 kilowatt hours per square metre (kWh/m2).

Environmental impa property	ct of this	This property produces	2.3 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be D.		This property's potential production	1.7 tonnes of CO2
Properties are rated in a sca based on how much carbon produce.	dioxide (CO2) they	By making the recommender could reduce this property's 0.6 tonnes per year. This we environment.	CO2 emissions by
Properties with an A rating p than G rated properties.	roduce less CO2	Environmental impact rating	an are based on
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.	

### 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 D (64) to B (81).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£157
2. High heat retention storage heaters	£800 - £1,200	£129

#### 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	£568
Potential saving	£287

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 Simple Energy Advice

(https://www.simpleenergyadvice.org.uk/).

#### 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	2623 kWh per year
Water heating	1624 kWh per year
Detential anam	av aavinga by installing

## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	1108 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 Russell Freeman Telephone 07853211363

Email <u>russell.freeman@sky.com</u>

#### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO030818
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

#### Assessment details

Assessor's declaration No related party
Date of assessment 13 March 2018
Date of certificate 22 March 2018

Type of assessment RdSAP