

### Rules on letting this property

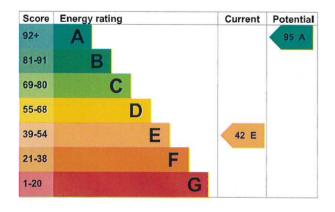
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

This property's energy rating is E. It has the potential to be A.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Description	Rating
Cavity wall, filled cavity	Average
Solid brick, as built, no insulation (assumed)	Poor
Pitched, 75 mm loft insulation	Average
Flat, insulated	Average
Roof room(s), ceiling insulated	Poor
Fully double glazed	Average
Boiler and radiators, oil	Average
Programmer, room thermostat and TRVs	Good
From main system, no cylinder thermostat	Poor
Low energy lighting in 94% of fixed outlets	Very good
Suspended, no insulation (assumed)	N/A
Solid, no insulation (assumed)	N/A
Room heaters, dual fuel (mineral and wood)	N/A
	Cavity wall, filled cavity  Solid brick, as built, no insulation (assumed)  Pitched, 75 mm loft insulation  Flat, insulated  Roof room(s), ceiling insulated  Fully double glazed  Boiler and radiators, oil  Programmer, room thermostat and TRVs  From main system, no cylinder thermostat  Low energy lighting in 94% of fixed outlets  Suspended, no insulation (assumed)  Solid, no insulation (assumed)

### Primary energy use

The primary energy use for this property per year is 301 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £2,089 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £834 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

#### Heating this property

Estimated energy needed in this property is:

- · 14,679 kWh per year for heating
- 4,095 kWh per year for hot water

		41		
Impact	on	the	environment	•
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This property's environmental impact rating is F. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	7.8 tonnes of CO2
This property's potential production	1.6 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£278
2. Internal or external wall insulation	£4,000 - £14,000	£89
3. Floor insulation (suspended floor)	£800 - £1,200	£144
4. Floor insulation (solid floor)	£4,000 - £6,000	£49
5. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£39

Step	Typical installation cost	Typical yearly saving
6. Hot water cylinder thermostat	£200 - £400	£82
7. Condensing boiler	£2,200 - £3,000	£88£
8. Solar water heating	£4,000 - £6,000	£65
9. Solar photovoltaic panels	£3,500 - £5,500	£538
10. Wind turbine	£15,000 - £25,000	£1,111

#### Help 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.

#### More ways to save energy

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

### Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	James Illingworth
Telephone	07876643146
Email	jamesillingworth@hotmail.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028565
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment Assessor's declaration	No related party
Date of assessment	11 January 2024
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Date of certificate	11 January 2024