# Energy performance certificate (EPC)

3 Old Chapel Lane St. Helens RYDE PO33 1SX Energy rating

Valid until: 8 October 2031

Certificate number:

9239-4220-9109-0325-0206

Property type Detached bungalow

Total floor area 37 square metres

#### Rules on letting this property



### You may not be able to let this property

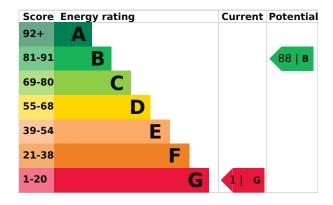
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations</u> and exemptions (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

Properties can be rented if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.

# **Energy efficiency rating** for this property

This property's current energy rating is G. 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
Wall	Timber frame, as built, partial insulation (assumed)	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	No system present: electric heaters assumed	Very poor
Main heating control	None	Very poor
Hot water	Electric instantaneous at point of use	Very poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### **Primary energy use**

The primary energy use for this property per year is 966 kilowatt hours per square metre (kWh/m2).

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# **Environmental impact of this property**

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.

An average household produces	6 tonnes of CO2
This property produces	6.1 tonnes of CO2
This property's potential production	1.1 tonnes of CO2

By making the <u>recommended</u> <u>changes</u>, you could reduce this property's CO2 emissions by 5.0 tonnes per year. This will help to protect the environment.

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.

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

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from G (1) to B (88).

Recommendation	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£652
2. Internal or external wall insulation	£4,000 - £14,000	£305
3. Floor insulation (solid floor)	£4,000 - £6,000	£203
4. Low energy lighting	£15	£21
5. High heat retention storage heaters	£800 - £1,200	£399
6. Solar water heating	£4,000 - £6,000	£117
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£38
8. High performance external doors	£1,000	£23
9. Solar photovoltaic panels	£3,500 - £5,500	£412

#### Paying for energy improvements

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

## Estimated energy use and potential savings

Estimated yearly £2245 energy cost for this property

Potential saving £1756

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 how to improve this property's energy performance.

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 10452 kWh per year
Water heating 929 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Solid wall 1611 kWh per year

insulation

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	Stewart Thomas
Telephone	07802 428103
Email	stewartethomas@yahoo.co.uk

#### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/002287
Telephone	01455 883 250
Email	<u>enquiries@elmhurstenergy.co.uk</u>

#### **Assessment details**

Assessor's declaration	No related party	
Date of assessment	5 October 2021	
Date of certificate	9 October 2021	
Type of assessment	RdSAP	

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