Energy performance certificate (EPC)

27, Station Road St. Helens RYDE PO33 1YF

Energy rating

Valid until: 6 January 2029

Certificate 8391-6729-7540-7443-9906 number:

Property type

Semi-detached house

Total floor area

91 square metres

Rules on letting this property

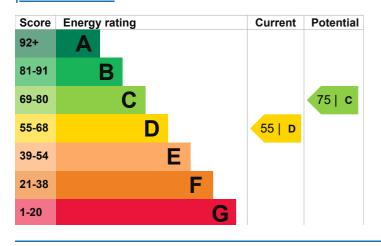
Properties can be rented if they have an energy rating from A to E.

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-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 C.

<u>See how to improve this property's energy</u> 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 63% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 277 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

Cavity fill is recommended

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

4.1 tonnes of CO2

This property's	1.9 tonnes
potential production	

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 2.2 tonnes per year. This will help to protect the environment.

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.

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 D (55) to C (75).

Recommendation	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£101
2. Floor insulation (suspended floor)	£800 - £1,200	£33
3. Low energy lighting	£15	£21
4. Heating controls (TRVs)	£350 - £450	£38
5. Solar water heating	£4,000 - £6,000	£31
6. Solar photovoltaic panels	£5,000 - £8,000	£339

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	£983
Potential saving	£225

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> (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

Space heating	14768 kWh per yea	
Water heating	1910 kWh per year	

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved	
Loft insulation	3180 kWh per year	
Cavity wall insulation	2532 kWh per year	

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 Stephen Hendey Telephone 01983 639070

Email <u>steve@iow-epc.com</u>

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/021045
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

Assessment details

Assessor's declaration No related party
Date of assessment 7 January 2019
Date of certificate 7 January 2019

Type of assessment RdSAP