

### Rules on letting this property

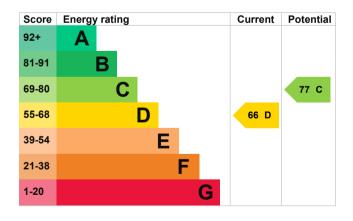
Properties can be let if they have an energy rating from A to E.

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

### **Energy rating and score**

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

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



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.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 100 mm loft insulation	Average
Window	Partial double glazing	Poor
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 227 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £4,765 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 £1,027 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 38,243 kWh per year for heating
- 2,051 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

1,255 kWh per year from loft insulation

#### More ways to save energy

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

Environmental impact of this property		This property produces	10.0 tonnes of CO2	
This property's current environment rating is D. It has the potential to		This property's potential production	6.8 tonnes of CO2	
Properties get a rating from A (I on how much carbon dioxide (C produce each year. CO2 harms	CO2) they `	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based or		
An average household produces	6 tonnes of CO2	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. Increase loft insulation to 270 mm	£100 - £350	£136
2. Floor insulation (suspended floor)	£800 - £1,200	£349
3. Draught proofing	£80 - £120	£99
4. Heating controls (TRVs)	£350 - £450	£233
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£210
6. Solar photovoltaic panels	£3,500 - £5,500	£700

#### 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.

#### 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 Antony Saltonstall
Telephone 01262 401401
Email brid@ullyotts.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/006756
Telephone 01455 883 250

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

#### About this assessment

Assessor's declaration Employed by the professional dealing with the

property transaction

Date of assessment 3 June 2023
Date of certificate 4 June 2023
Type of assessment RdSAP