

# Rules on letting this property

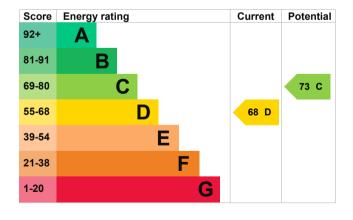
Properties can be let if they have an energy rating from A to E.

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.

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.

| Feature              | Description                                    | Rating    |
|----------------------|--|-----------|
| Wall                 | Solid brick, as built, no insulation (assumed) | Very poor |
| Roof                 | Pitched, 150 mm loft insulation                | Good      |
| Window               | Fully double glazed                            | Average   |
| Main heating         | Community scheme                               | Good      |
| Main heating control | Flat rate charging, programmer and TRVs        | Average   |
| Hot water            | Community scheme                               | Good      |
| Lighting             | Low energy lighting in 33% of fixed outlets    | Average   |
| Floor                | (another dwelling below)                       | N/A       |
| Secondary heating    | None   | N/A       |

#### Primary energy use

The primary energy use for this property per year is 397 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £407 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 £77 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 3,063 kWh per year for heating
- 1,962 kWh per year for hot water

## Impact on the environment

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

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

### **Carbon emissions**

An average household produces

6 tonnes of CO2

| This property produces    | 1.7 tonnes of CO2 |  |
|---------------------------|-------------------|--|
| This property's potential | 1.3 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. Internal or external wall insulation | £4,000 - £14,000          | £65                   |
| 2. Low energy lighting                  | £10                       | £13                   |

### 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 <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

### 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 Peter Ryan Telephone 07968071279

Email <u>info@epc-cumbria.com</u>

### Contacting the accreditation scheme

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

Accreditation scheme Quidos Limited
Assessor's ID QUID205877
Telephone 01225 667 570
Email info@guidos.co.uk

#### About this assessment

Assessor's declaration No related party
Date of assessment 29 January 2018
Date of certificate 30 January 2018

Type of assessment RdSAP