

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 66 square metres  |

## Rules on letting this property

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

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

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

|                             |   |           |
|-----------------------------|---|-----------|
| Roof                        | Flat, no insulation (assumed)   | Very poor |
| 24/06/2024, 08:10<br>Window | Energy performance certificate (EPC) – Find an energy certificate – GOV.UK<br>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 all fixed outlets  | Very good |
| Floor                       | Solid, no insulation (assumed)  | N/A       |
| Secondary heating           | Room heaters, electric  | N/A       |

## Primary energy use

The primary energy use for this property per year is 329 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£926 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 £158 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 11,352 kWh per year for heating
- 2,008 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

|   |                               |
|---|-------------------------------|
| <b>An average household produces</b>        | 6 tonnes of CO <sub>2</sub>   |
| <b>This property produces</b>               | 3.8 tonnes of CO <sub>2</sub> |
| <b>This property's potential production</b> | 2.0 tonnes of CO <sub>2</sub> |

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.



**Potential rating after completing step 1****60 D****Step 2: Floor insulation (solid floor)**

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£29

**Potential rating after completing steps 1 and 2****61 D****Step 3: Heating controls (thermostatic radiator valves)**

Heating controls (TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£33

**Potential rating after completing steps 1 to 3****63 D****Step 4: Solar water heating**

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£28

**Potential rating after completing steps 1 to 4****64 D****Step 5: Solar photovoltaic panels, 2.5 kWp**

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£352

**Potential rating after completing steps 1 to 5****76 C****Help paying for energy improvements**

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

|                        |  |
|------------------------|--|
| <b>Assessor's name</b> | Alan Cross   |
| <b>Telephone</b>       | 0845 0945 192  |
| <b>Email</b>           | <a href="mailto:epcquery@vibrantenergymatters.co.uk">epcquery@vibrantenergymatters.co.uk</a> |

## Contacting the accreditation scheme

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

|                             |  |
|-----------------------------|--|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd  |
| <b>Assessor's ID</b>        | EES/012044   |
| <b>Telephone</b>            | 01455 883 250  |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

## About this assessment

|                               |                         |
|-------------------------------|-------------------------|
| <b>Assessor's declaration</b> | No related party        |
| <b>Date of assessment</b>     | 13 April 2021           |
| <b>Date of certificate</b>    | 13 April 2021           |
| <b>Type of assessment</b>     | ▶ <a href="#">RdSAP</a> |

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

|                           |  |
|---------------------------|--|
| <b>Certificate number</b> | <a href="/energy-certificate/8849-6622-8310-4313-2902">8849-6622-8310-4313-2902 (/energy-certificate/8849-6622-8310-4313-2902)</a> |
| <b>Expired on</b>         | 6 February 2021  |

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

