Valid until: 12 April 2031 ate (EPC) – Find an energy certificate – GOV.UK

Certificate number:

0390-2397-0040-2499-5571

Property type Mid-terrace house

**Total floor area** 66 square metres

## Rules on letting this property

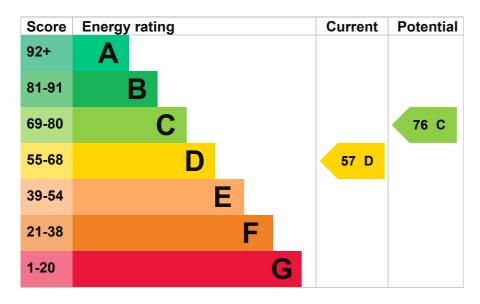
Properties can be let if they have an energy rating from A to E.

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).

## **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.



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
06/2024, 08:10 Window	Energy performance certificate (EPC) – Find an energy certificate – GOV.UK 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/m2).

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 (CO2) they produce each year.

#### Carbon emissions

An average household produces 6 tonnes of	
This property produces	3.8 tonnes of CO2
This property's potential production	2.0 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Potential rating after completing step 1

60 D

£4,000 - £6,000

### **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

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). This will help you buy a more efficient, low carbon heating system for this property.

24/06/2024, 08:10 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Assessor's name

Alan Cross

**Telephone** 0845 0945 192

<u>epcquery@vibrantenergymatters.co.uk</u>

#### 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/012044
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	13 April 2021
Date of certificate	13 April 2021
Type of assessment	► RdSAP

# 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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number** 8849-6622-8310-4313-2902 (/energy-certificate/8849-6622-

8310-4313-2902)

**Expired on** 6 February 2021

Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)

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

24/06/2024, 08:10	uk/information-management/re-using-public-sector-information/uk-government-licensing-framewo.  Energy performance certificate (EPC) – Find an energy certificate – GOV.UK