Energy performance certificate (EPC)

The Russets	Energy rating	Valid until:	21 March 2034	
The Village DYMOCK GL18 2AJ	D	Certificate number:	3600-1290-0022-7328- 3743	
Property type	Detached bungalow			
Total floor area	8	1 square metres		

Rules on letting this property

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

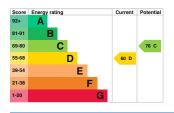
You can read guidance for landlords on the regulations and exemptions
(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-effil

(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

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, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	No low energy lighting	Very poor
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 144 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,097 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 £175 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- · 5,195 kWh per year for heating
- · 2,121 kWh per year for hot water

Impact on the environment

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

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	6 tonnes of CO2
produces	

This property produces	2.4 tonnes of CO2	
This property's potential production	1.1 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. Low energy lighting	£65	£99
2. Solar water heating	£4,000 - £6,000	£76
3. Solar photovoltaic panels	£3,500 - £5,500	£572

Help paying for energy improvements

You might be able to get a grant from the Boiler <u>Upgrade Scheme</u> (https://www.gov.uk/apply-boiler-upgrade-scheme). 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 www.gov.uk/improve-energy-efficiency

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 Kirsty Anker Telephone 07931473435

Email kirstv.anker1@btinternet.com

Contacting the accreditation scheme

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

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/026496
Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

 Assessor's declaration
 No related party

 Date of assessment
 21 March 2024

 Date of certificate
 22 March 2024

 Type of assessment
 RdSAP