# **Energy performance certificate (EPC)**



### **Rules on letting this property**

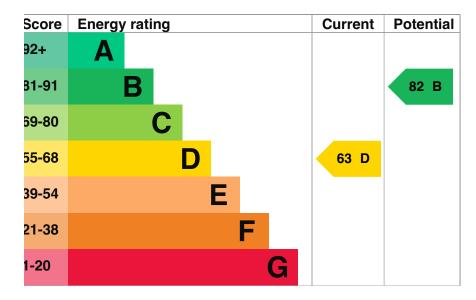
operties can be let if they have an energy rating from A to E.

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

### **Energy rating and score**

nis property's energy rating is D. It has the potential to be B.

se how to improve this property's energy efficiency.



ne graph shows this property's current and potential energy rating.

operties 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.

or properties in England and Wales:

- · the average energy rating is D
- the average energy score is 60

### 3reakdown of property's energy performance

#### eatures in this property

eatures 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.

ssumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
all	Cavity wall, filled cavity	Average
all	Cavity wall, as built, no insulation (assumed)	Poor
all	Cavity wall, as built, insulated (assumed)	Good
oof	Pitched, 250 mm loft insulation	Good
oof	Flat, limited insulation (assumed)	Very poor
oof	Flat, insulated (assumed)	Good
ïndow	Fully double glazed	Good
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
ot water	From main system	Good
ghting	Low energy lighting in 54% of fixed outlets	Good
oor	Solid, no insulation (assumed)	N/A
oor	Solid, insulated (assumed)	N/A
econdary heating	Room heaters, mains gas	N/A

#### 'rimary energy use

ne primary energy use for this property per year is 242 kilowatt hours per square metre (kWh/m2).

About primary energy use

## low this affects your energy bills

n average household would need to spend £2,567 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy lls.

ou could save £866 per year if you complete the suggested steps for improving this property's energy rating.

is 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

### leating this property

stimated energy needed in this property is:

- 12,856 kWh per year for heating
- · 2,292 kWh per year for hot water

## mpact on the environment

nis property's environmental impact rating is D. It has the potential to be C.

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

#### **Carbon emissions**

n average household produces	6 tonnes of CO
his property produces	5.2 tonnes of CO
his property's potential production	2.4 tonnes of CO

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

nese 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

Do I need to follow these steps in order?

ypical installation cost	£850 - £1,50
ypical yearly saving	£15
otential rating after completing step 1	65 D
Step 2: Cavity wall insulation	
ypical installation cost	£500 - £1,50
ypical yearly saving	£8
otential rating after completing steps 1 and 2	66 D
Step 3: Floor insulation (solid floor)	
ypical installation cost	£4,000 - £6,00
ypical yearly saving	£21
otential rating after completing steps 1 to 3	69 C
Step 4: Low energy lighting	
ypical installation cost	£3
ypical yearly saving	93
otential rating after completing steps 1 to 4	70 C
Step 5: Replace boiler with new condensing boiler	
ypical installation cost	£2,200 - £3,00
	£26

### Step 6: Solar water heating

ypical installation cost £4,000 - £6,00

ypical yearly saving £8

otential rating after completing steps 1 to 6



### itep 7: Solar photovoltaic panels, 2.5 kWp

ypical yearly saving otential rating after completing steps 1 to 7	86£	
otential rating after completing steps 1 to 7	82 B	

### lelp paying for energy improvements

nu 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 stem for this property.

#### lore ways to save energy

nd ways to save energy in your home

### Who to contact about this certificate

### contacting the assessor

you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Andrew Russell
elephone	07399457302
mail	hello@russellhomeenergy.co.uk

### contacting the accreditation scheme

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

ccreditation scheme	ECMK
ssessor's ID	ECMK304596
elephone	0333 123 1418
mail	info@ecmk.co.uk

#### bout this assessment

ssessor's declaration	No related party
ate of assessment	22 February 2023
ate of certificate	22 February 2023
ype of assessment	► RdSAP

## **Other certificates for this property**

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 <u>3829 0748</u> (Monday to Friday, 9am to 5pm).

**ertificate number** 9068-5035-6237-7430-8934 (/energy-certificate/9068-5035-

6237-7430-8934)

xpired on 15 March 2020

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