

## Rules on letting this property

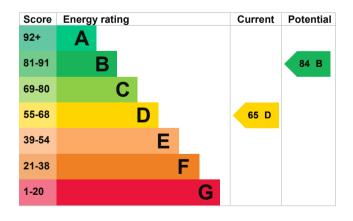
Properties can be let if they have an energy rating from A to E.

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 B.

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, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 315 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend £932 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 £522 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 4,895 kWh per year for heating
- 2,053 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

- 1,573 kWh per year from cavity wall insulation
- 438 kWh per year from solid wall insulation

### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property		This property produces	3.8 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.0 tonnes of CO2
Properties get a rating from A (on how much carbon dioxide (on produce each year. CO2 harms)	CO2) they `	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about	
An average household produces	6 tonnes of CO2	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. Cavity wall insulation	£500 - £1,500	£168
2. Internal or external wall insulation	£4,000 - £14,000	£47
3. High heat retention storage heaters	£1,200 - £1,800	£221
4. Heat recovery system for mixer showers	£585 - £725	£30
5. Replacement glazing units	£1,000 - £1,400	£55

#### 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.

#### 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 Arran Heath
Telephone 01189770690

Email <u>epc@nichecom.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/022048
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

#### About this assessment

Assessor's declaration No related party
Date of assessment 7 August 2020
Date of certificate 10 August 2020

Type of assessment RdSAP