# Energy performance certificate (EPC)



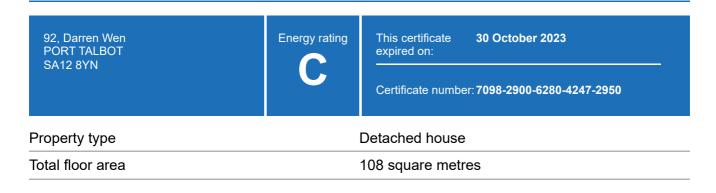
This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

#### Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

dluhc.digital-services@levellingup.gov.uk Telephone: 020 3829 0748



### Rules on letting this property

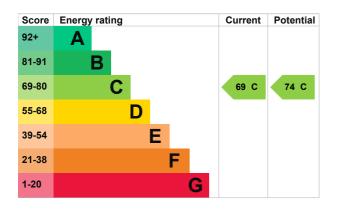
Properties can be let if they have an energy rating from A to E.

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

## Energy rating and score

This property's energy rating is C. 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, partial insulation (assumed)	Average
Roof	Thatched	Average
Roof	Roof room(s), thatched	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 173 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 **£810 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 £139 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2013** 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:

- 10,409 kWh per year for heating
- 3,383 kWh per year for hot water

Impact on the environment	This property produces 3.6 tonnes of CO2	
This property's environmental impact rating is D. It has the potential to be C.	This property's2.9 tonnes of CO2potential production	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.	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 average occupancy and energy use. People living at the property may use different amounts of energy.	
An average household 6 tonnes of CO2 produces		

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£102
2. Floor insulation	£800 - £1,200	£36

#### 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.

#### 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	David Price
Telephone	0116 236 6523
Email	epcquery@markgroup.co.uk

#### 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/009354
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party	
Date of assessment	31 October 2013	
Date of certificate	31 October 2013	
Type of assessment	RdSAP	