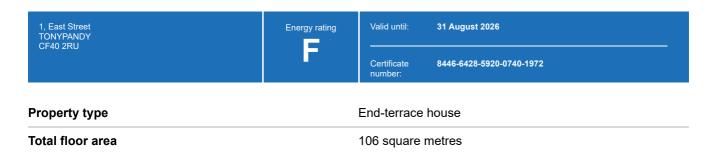
Energy performance certificate (EPC)



Rules on letting this property



You may not be able to let this property

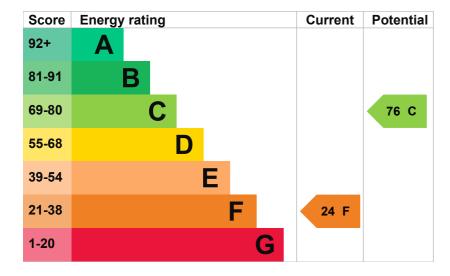
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).</u>

Properties can be let if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F. 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 36% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
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 685 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £2,691 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 £1,650 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2016 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:

- 31,647 kWh per year for heating
- 3,331 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is G. 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. CO2 harms the environment.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	13.0 tonnes of CO2
This property's potential production	3.7 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.

▶ <u>Do I need to follow these steps in order?</u>

Step 1: Internal or external wall insulation	
Typical installation cost	£4,000 - £14,000
Typical yearly saving	£807
Potential rating after completing step 1	42 E
Step 2: Floor insulation (suspended floor)	
Typical installation cost	£800 - £1,200
Typical yearly saving	£69
Potential rating after completing steps 1 and 2	44 E
Step 3: Low energy lighting	
Typical installation cost	£35
Typical yearly saving	£33
Potential rating after completing steps 1 to 3	45 E
Step 4: Heating controls (room thermostat and TRVs)	
Typical installation cost	£350 - £450
Typical yearly saving	£168
Potential rating after completing steps 1 to 4	51 E
Step 5: Replace boiler with new condensing boiler	
Typical installation cost	£2,200 - £3,000
Typical yearly saving	£495
Potential rating after completing steps 1 to 5	65 D
Step 6: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£45
Potential rating after completing steps 1 to 6	66 D

Step 7: Replacement glazing units

Typical installation cost	£1,000 - £1,400
Typical yearly saving	£33
Potential rating after completing steps 1 to 7	67 D

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£284
Potential rating after completing steps 1 to 8	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.

More ways to save energy

Find ways to save energy in your home.

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	Vijyant Jain
Telephone	07883903238
Email	jain.vijyant@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK301584	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	

About this assessment

No related party
30 August 2016
1 September 2016
► <u>RdSAP</u>

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	8044-6422-5929-0761-1902 (/energy-certificate/8044-6422-5929-0761-1902)
Valid until	8 December 2024
Certificate number	0648-4091-6222-5271-4000 (/energy-certificate/0648-4091-6222-5271-4000)
Expired on	3 February 2019

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u>
<u>Give feedback (https://forms.office.com/e/hUnC3Xq1T4)</u> <u>Service performance (/service-performance)</u>

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