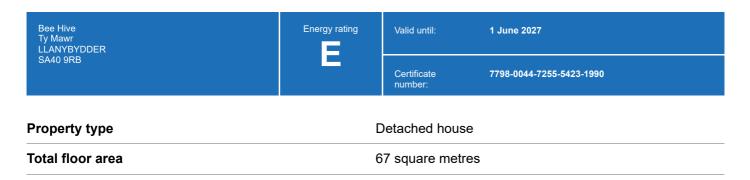
Energy performance certificate (EPC)



Rules on letting this property

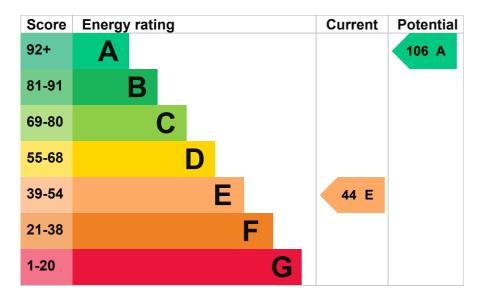
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is E. It has the potential to be A.

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	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 270 mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 25% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 336 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

- · Cavity fill is recommended
- · Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £899 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 £363 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 12,409 kWh per year for heating
- 3,491 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be A.

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 produces6 tonnes of CO2This property produces5.7 tonnes of CO2This property's potential production0.6 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.

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Typical installation cost

Typical yearly saving

Step 1: Cavity wall insulation	
Typical installation cost	£500 - £1,500
Typical yearly saving	£25
Potential rating after completing step 1	46 E
Step 2: Internal or external wall insulation	
Typical installation cost	£4,000 - £14,000
Typical yearly saving	£229
Potential rating after completing steps 1 and 2	61 D
Step 3: Floor insulation (solid floor)	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£43
Potential rating after completing steps 1 to 3	64 D
Step 4: Low energy lighting	
Typical installation cost	£30
Typical yearly saving	£34
Potential rating after completing steps 1 to 4	65 D
Step 5: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£3 ⁻
Potential rating after completing steps 1 to 5	67 D
Step 6: Solar photovoltaic panels, 2.5 kWp	
, , , ,	

£5,000 - £8,000

£292

Step 7: Wind turbine

Typical installation cost £15,000 - £25,000

Typical yearly saving £597

Potential rating after completing steps 1 to 7

106 A

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	Daniel Price	
Telephone	01545581270	
Email	dan.price@nigelstonesurveyors.co.uk	

Contacting the accreditation scheme

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

Email	enquiries@elmhurstenergy.co.uk
Telephone	01455 883 250
Assessor's ID	EES/019753
Accreditation scheme	Elmhurst Energy Systems Ltd

About this assessment

Assessor's declaration	No related party
Date of assessment	31 May 2017
Date of certificate	2 June 2017
Type of assessment	► RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)

Give feedback (https://forms.office.com/e/hUnC3Xq1T4) Service performance (/service-performance)

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