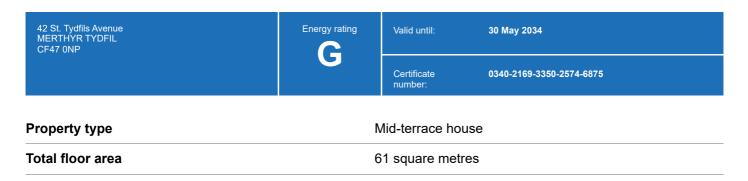
Energy performance certificate (EPC)



Rules on letting this property



You may not be able to let this property

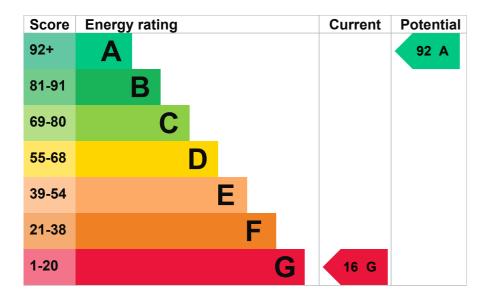
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).</u>

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

This property's energy rating is G. 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

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 | Solid brick, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, no insulation | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Portable electric heaters assumed for most rooms | Very poor |
| Main heating control | No thermostatic control of room temperature | Poor |
| Hot water | No system present: electric immersion assumed | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Primary energy use

The primary energy use for this property per year is 683 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £4,103 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 £3,390 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 10,415 kWh per year for heating
- 3,237 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 produces

6 tonnes of CO2

This property produces

7.0 tonnes of CO2

This property's potential production

0.7 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.

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Typical installation cost

Typical yearly saving

| Step 1: Increase loft insulation to 270 mm | |
|--|------------------|
| Typical installation cost | £100 - £350 |
| Typical yearly saving | £853 |
| Potential rating after completing step 1 | 28 F |
| Step 2: Internal or external wall insulation | |
| Typical installation cost | £4,000 - £14,000 |
| Typical yearly saving | £647 |
| Potential rating after completing steps 1 and 2 | 39 E |
| Step 3: Floor insulation (solid floor) | |
| Typical installation cost | £4,000 - £6,000 |
| Typical yearly saving | £124 |
| Potential rating after completing steps 1 to 3 | 41 E |
| Step 4: Draught proofing | |
| Typical installation cost | £80 - £120 |
| Typical yearly saving | £31 |
| Potential rating after completing steps 1 to 4 | 42 E |
| Step 5: Change room heaters to condensing boiler | |
| Typical installation cost | £3,000 - £7,000 |
| Typical yearly saving | £1,678 |
| Potential rating after completing steps 1 to 5 | 78 C |
| Step 6: Solar water heating | |
| Tunical installation cost | C4 000 C6 000 |

£4,000 - £6,000

£57

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £558

Potential rating after completing steps 1 to 7

92 A

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Home Upgrade Grant
- Insulation: Great British Insulation Scheme
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

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 | Ceri Pearce |
|-----------------|----------------------|
| Telephone | 07721694943 |
| Email | ceripearce@yahoo.com |

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/022787 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment | 31 May 2024 |

| Date of certificate | 31 May 2024 |
|---------------------|----------------|
| Type of assessment | ► <u>RdSAP</u> |

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/KX25htGMX5)
 Service performance (/service-performance)

OGL

All content is available under the <u>Open Government Licence v3.0</u> (https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



nt (https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framewor