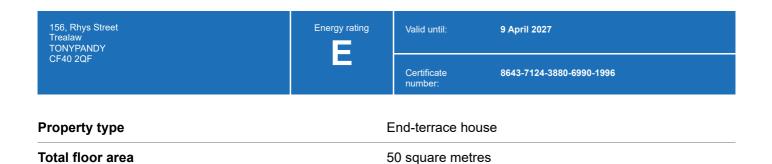
# **Energy performance certificate (EPC)**



# Rules on letting this property

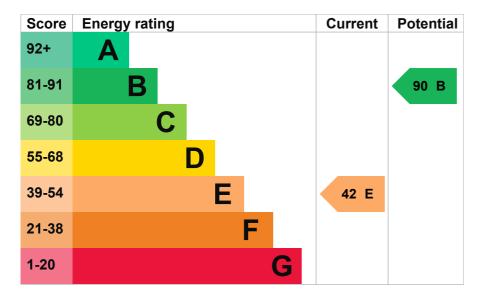
Properties can be let if they have an energy rating from A to E.

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 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	
Window	Some double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 17% of fixed outlets	Poor
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 589 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### **Additional information**

Additional information about this property:

· Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend £1,126 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 £683 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:

- 12,369 kWh per year for heating
- 3,469 kWh per year for hot water

## Impact on the environment

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

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	5.2 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?

otop in hat root or dioping doming inculation	Step 1:	Flat roof	or sloping	ceiling	insulation
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Typical installation cost	£850 - £1,500
Typical yearly saving	£79
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	£278
Potential rating after completing steps 1 and 2	60 D

## **Step 3: Floor insulation (solid floor)**

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£42
Potential rating after completing steps 1 to 3	62 D

## Step 4: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£22
Potential rating after completing steps 1 to 4	63 D

#### **Step 5: Draught proofing**

Typical installation cost	£80 - £120
Typical yearly saving	£21
Potential rating after completing steps 1 to 5	64 D

## Step 6: Low energy lighting

Typical yearly saving	£26
Potential rating after completing steps 1 to 6	65 D
Step 7: Hot water cylinder thermostat	
Typical installation cost	£200 - £400
Typical yearly saving	£24
Potential rating after completing steps 1 to 7	66 D
Step 8: Heating controls (room thermostat)	
Typical installation cost	£350 - £450
Typical yearly saving	£34
Potential rating after completing steps 1 to 8	68 D
Step 9: Replace boiler with new condensing boiler	
Typical installation cost	£2,200 - £3,000
Typical yearly saving	£69
Potential rating after completing steps 1 to 9	71 C
Step 10: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£38
Potential rating after completing steps 1 to 10	73 C
Step 11: Double glazed windows	
Step 11: Double glazed windows  Replace single glazed windows with low-E double glazed windows  Typical installation cost	£3,300 - £6,500
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500 £51

£5,000 - £8,000

Typical installation cost

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Speak to an advisor from Nest

## Help paying for energy saving improvements

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

- Free energy saving improvements: Nest
- 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	Philip Stacey	
Telephone	01443 442840	
Email	staceysurveys@aol.com	

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID201594
Telephone	01225 667 570
Email	info@quidos.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	10 April 2017
Date of certificate	10 April 2017
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 <a href="mailto:mhclg.digital-services@communities.gov.uk">mhclg.digital-services@communities.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number** 

8445-7121-3880-6993-1996 (/energy-certificate/8445-7121-

3880-6993-1996)

Valid until

16 September 2025

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

Give feedback (https://forms.office.com/e/KX25htGMX5) Service performance (/service-performance)

#### **OGL**

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