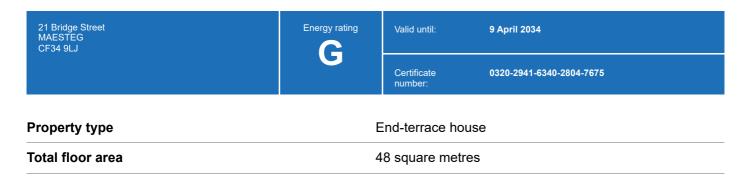
# **Energy performance certificate (EPC)**



# Rules on letting this property



### You may not be able to let this property

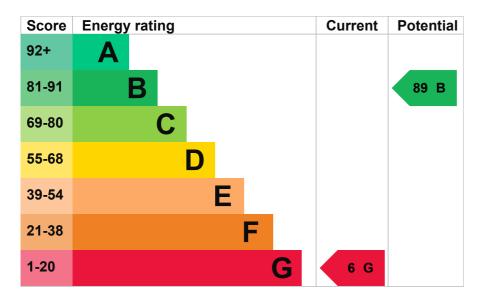
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).</u>

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 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

## 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	No system present: electric heaters assumed	Very poor
Main heating control	None	Very poor
Hot water	No system present: electric immersion assumed	Very poor
Lighting	No low energy lighting	Very poor
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 922 kilowatt hours per square metre (kWh/m2).

About primary energy use

# How this affects your energy bills

An average household would need to spend £4,496 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 £3,420 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:

- 10,923 kWh per year for heating
- 3,094 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is F. 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.

#### Carbon emissions

#### An average household produces

6 tonnes of CO2

This property produces

7.5 tonnes of CO2

#### 2.2 tonnes of CO2

### This property's potential production

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 yearly saving

Step 1: Increase loft insulation to 270 mm	
Typical installation cost	£100 - £350
Typical yearly saving	£709
Potential rating after completing step 1	15 G
Step 2: Internal or external wall insulation	
Typical installation cost	£4,000 - £14,000
Typical yearly saving	£1,202
Potential rating after completing steps 1 and 2	35 F
Step 3: Low energy lighting	
Typical installation cost	£35
Typical yearly saving	£42
Potential rating after completing steps 1 to 3	36 F
Step 4: High heat retention storage heaters	
Typical installation cost	£1,200 - £1,800
Typical yearly saving	£1,372
Potential rating after completing steps 1 to 4	71 C
Step 5: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£94
Potential rating after completing steps 1 to 5	74 C
Step 6: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	£3,500 - £5,500
	<u>·</u>

£632

### 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	Heidi Wangemann
Telephone	07525152144
Email	hwenergy@outlook.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/024207	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

#### About this assessment

Assessor's declaration	No related party
Date of assessment	9 April 2024
Date of certificate	10 April 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 <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).

There are no related certificates for this property.

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

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