# Energy performance certificate (EPC)



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# Total floor area

24 square metres

#### 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 efficiency rating for this property

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

See how to improve this property's energy performance.

Score	Energy rating	Current	Potential
92+	Α		
81-91	B		
69-80	С		75   <b>C</b>
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good

https://find-energy-certificate.service.gov.uk/energy-certificate/8006-5256-7029-0507-9183

22/09/2022, 12:00

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Feature	Description	Rating
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A
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 711 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

# **Additional information**

Additional information about this property:

Stone walls present, not insulated

#### Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

## An average household produces

6 tonnes of CO2

# This property produces

3.0 tonnes of CO2

# This property's potential production

1.1 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 1.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

#### Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (50) to C (75).

Do I need to follow these steps in order?

# Step 1: Internal or external wall insulation

Internal or external wall insulation

## **Typical installation cost**

# Typical yearly saving

Potential rating after completing step 1

Floor insulation (suspended floor)

#### Typical yearly saving

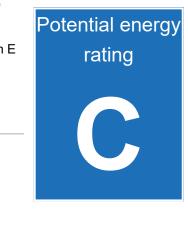
Potential rating after completing steps 1 and 2

# Step 3: Low energy lighting

Low energy lighting

## **Typical installation cost**

£25



£4,000 - £14,000

64 | D

£210

£69

£800 - £1,200



Typical yearly saving

	£19
Potential rating after completing steps 1 to 3	
	70   C
Step 4: Heating controls (room thermostat)	
Heating controls (room thermostat)	
Typical installation cost	
	£350 - £450
Typical yearly saving	
	£16
Potential rating after completing steps 1 to 4	
	71   C
Step 5: Replace boiler with new condensing boile	er
Condensing boiler	
Typical installation cost	
	£2,200 - £3,000
Typical yearly saving	
	£55
Potential rating after completing steps 1 to 5	
	75   C

# Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

#### Estimated energy use and potential savings

#### Estimated yearly energy cost for this property

# Potential saving

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.gov.uk/improve-energy-efficiency).

# Heating use in this property

Heating a property usually makes up the majority of energy costs.

#### Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	7117 kWh per year
Water heating	1366 kWh per year
Potential energy savings	by installing insulation
Type of insulation	Amount of energy saved
Solid wall insulation	3530 kWh per year

#### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

# Assessor contact details

#### Assessor's name

Ian Jones

Telephone 07961053282

#### Email

<u>ian@mtpolo.co.uk</u>

# Accreditation scheme contact details

### **Accreditation scheme**

Elmhurst Energy Systems Ltd

# Assessor ID

EES/021790

## Telephone

01455 883 250

## Email

enquiries@elmhurstenergy.co.uk

# **Assessment details**

# Assessor's declaration

No related party

## Date of assessment

5 September 2018

## Date of certificate

10 September 2018

#### 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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.