

# Rules on letting this property

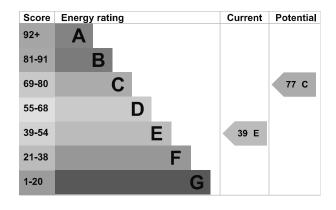
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

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

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)	Poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Roof room(s), limited insulation (assumed)	Poor
Roof	Pitched, limited insulation	Very poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, 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 395 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

• Dwelling may be exposed to wind-driven rain

## How this affects your energy bills

An average household would need to spend £4,742 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 £2,667 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 72,499 kWh per year for heating
- 3,061 kWh per year for hot water

Impact on the environment
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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 23.0 tonnes of CO2 This property's 8.8 tonnes of CO2 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

Typical installation cost	Typical yearly saving
£850 - £1,500	£699
£1,500 - £2,700	£657
£500 - £1,500	£297
£4,000 - £14,000	£403
£4,000 - £6,000	£187
	£850 - £1,500 £1,500 - £2,700 £500 - £1,500 £4,000 - £14,000

Step	Typical installation cost	Typical yearly saving
6. Low energy lighting	£235	£93
7. Heating controls (zone control)	£350 - £450	£331
8. Solar photovoltaic panels	£5,000 - £8,000	£276

## Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>

### 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	Kathryn Ann Morris-Griffiths
Telephone	07814192177
Email	mrsepc@aol.co.uk

#### Contacting the accreditation scheme

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK300366	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment	_	

Assessor's declaration	No related party	
Date of assessment	12 September 2016	
Date of certificate	15 September 2016	
Type of assessment	RdSAP	