Energy performance certificate (EPC)



58 square metres

Report of the Property and Property

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

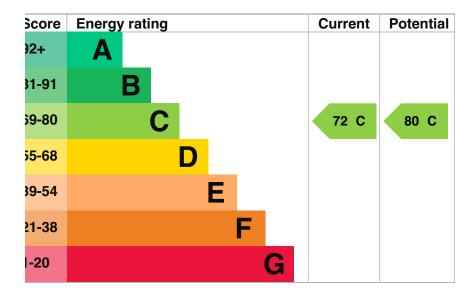
otal floor area

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord idance).

Energy rating and score

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

e how to improve this property's energy efficiency.



le graph shows this property's current and potential energy rating.

operties 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.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

3reakdown of property's energy performance

eatures in this property

eatures 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.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
all	Solid brick, as built, no insulation (assumed)	Poor
all	Solid brick, as built, partial insulation (assumed)	Average
indow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, TRVs and bypass	Average
ot water	From main system	Good
phting	Low energy lighting in all fixed outlets	Very good
oof	(another dwelling above)	N/A
oor	(another dwelling below)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 202 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

average household would need to spend £502 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy ls.

u could save £151 per year if you complete the suggested steps for improving this property's energy rating.

is is based on average costs in 2018 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting

leating this property

itimated energy needed in this property is:

- 5,800 kWh per year for heating
- 1,328 kWh per year for hot water

mpact on the environment

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

operties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

arbon emissions

n average household produces	6 tonnes of CC	
his property produces	2.1 tonnes of CC	
his property's potential production	1.3 tonnes of CC	

 $\label{eq:could} \textbf{u} \ \text{could improve this property's CO2 emissions by making the suggested changes.} \ This \ will \ \text{help to protect the environment.}$

lese 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?

itep 1: Internal or external wall insulation

ypical installation cost	£4,000 - £14,00
ypical yearly saving	£15
otential rating after completing step 1	80 C

dvice on making energy saving improvements

et detailed recommendations and cost estimates

lelp paying for energy saving improvements

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

Heat pumps and biomass boilers: Boiler Upgrade Scheme

Vho to contact about this certificate

contacting the assessor

/ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Shaun Hendry
elephone	01512800402
mail	hendryshaun@hotmail.com

ontacting the accreditation scheme

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

ccreditation scheme	Stroma Certification Ltd
ssessor's ID	STRO031445
elephone	0330 124 9660
mail	certification@stroma.com

bout this assessment

ssessor's declaration	No related party
ate of assessment	4 May 2018
ate of certificate	4 May 2018
ype of assessment	► <u>RdSAP</u>

Other certificates for this property

/ou 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 020 3829 0748 (Monday to Friday, 9am to 5pm).

ere are no related certificates for this property.

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