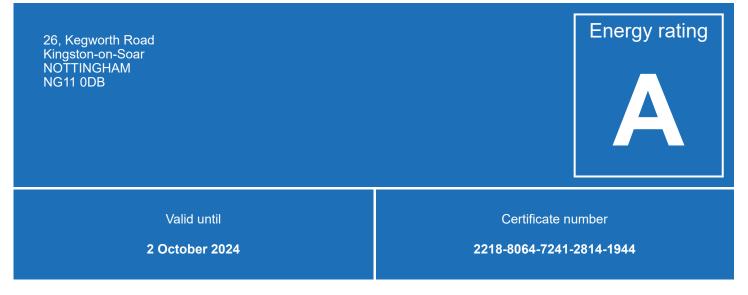
Energy performance certificate (EPC)



Property type

Semi-detached house

Total floor area

70 square metres

Rules on letting this property

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

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

Energy efficiency rating for this property

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

See how to improve this property's energy performance.

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating		Current	Potential
92+	Α		93 A	97 A
81-91	B			
69-80	С			
55-68	D			
39-54		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	Cavity wall, filled cavity	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average

06/05/2021 Rating Feature Description Main heating Boiler and radiators, mains gas Good Programmer, room thermostat and TRVs Good Main heating control Hot water From main system Good Lighting Low energy lighting in 25% of fixed outlets Average N/A Floor Solid, no insulation (assumed) Secondary heating None N/A

Primary energy use

The primary energy use for this property per year is 37 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

By making the recommended changes, you could reduce this property's CO2 emissions by 0.4 tonnes per year. This will help

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect

An average household produces

This property produces

to protect the environment.

0.6 tonnes of CO2

6 tonnes of CO2

This property's potential production

how energy is consumed by the people living at the property.

https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2218-8064-7241-2814-1944

0.2 tonnes of CO2

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How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from A (93) to A (97).

What is an energy rating?

Recommendation 1: Floor insulation

Floor insulation

Typical installation cost

Typical yearly saving

Potential rating after carrying out recommendation 1

Recommendation	2:	Low	energy	lighting
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Low energy lighting

Typical installation cost

Typical yearly saving

Potential rating after carrying out recommendations 1 and 2

Recommendation 3: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Potential energy

rating

£800 - £1,200

£38

£45

£29

96 | A

95 | A

Typical yearly saving

Potential rating after carrying out recommendations 1 to 3



£610

£93

Paying for energy improvements

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

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

Estimated energy used to heat this property

Space heating

6559 kWh per year

Water heating

2179 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive <u>Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u>. This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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

Darren Kirton

Telephone

01226 369916

Email

shaun.duffy@ashadegreener.co.uk

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID

EES/011185

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration No related party

Date of assessment

29 September 2014

Date of certificate

3 October 2014

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>mhclg.digital-</u> <u>services@communities.gov.uk</u>, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.