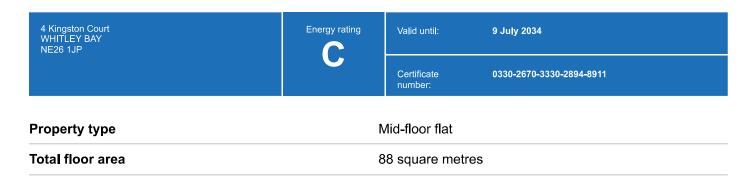
Energy performance certificate (EPC)



Rules on letting this property

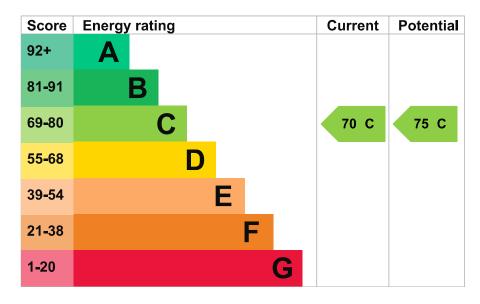
Properties can be let if they have an energy rating from A to E.

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 rating and score

This property's energy rating is C. 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 | Cavity wall, as built, no insulation (assumed) | Poor |
| Wall | Timber frame, as built, partial insulation (assumed) | Average |
| Window | Mostly double glazing | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Room heaters, electric | N/A |

Primary energy use

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

► About primary energy use

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £1,324 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 £234 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:

- 8,452 kWh per year for heating
- 2,171 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. 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

| This property produces | 3.1 tonnes of CO2 |
|--------------------------------------|-------------------|
| This property's potential production | 2.5 tonnes of CO2 |

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.

Changes you could make

▶ Do I need to follow these steps in order?

Step 1: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £233

Potential rating after completing step 1

75 C

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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

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 | Anna Gibson |
|-----------------|---------------------------------|
| Telephone | 07920226727 |
| Email | anna@greenleafassessments.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 | Elmhurst Energy Systems Ltd |
|----------------------|--------------------------------|
| Assessor's ID | EES/020217 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment | 10 July 2024 |
| Date of certificate | 10 July 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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number <u>0600-2814-7844-9094-1921 (/energy-certificate/0600-2814-</u>

7844-9094-1921)

Expired on 15 April 2024

Certificate number 9688-6089-7248-0412-0900 (/energy-certificate/9688-6089-

7248-0412-0900)

Expired on 20 August 2022

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Give feedback (https://forms.office.com/e/hUnC3Xq1T4) Service performance (/service-performance)

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