Energy performance certificate (EPC)



Total floor area 85 square metres

Rules on letting this property

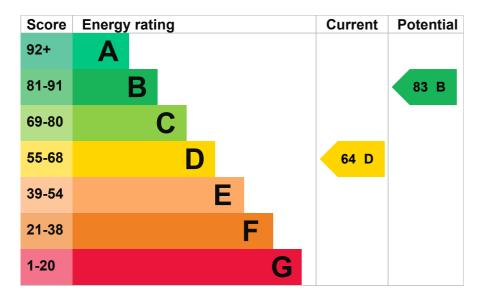
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is D. It has the potential to be B.

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, filled cavity	Average
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 264 kilowatt hours per square metre (kWh/m2).

► About primary energy use

How this affects your energy bills

An average household would need to spend £1,255 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 £331 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:

- 10,972 kWh per year for heating
- 2,838 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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	3.9 tonnes of CO2
This property's potential production	1.9 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use. People living at the proper	rty may use different amounts of energy.

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Typical installation cost	£100 - £350
Typical yearly saving	£104
Potential rating after completing step 1	67 D

Step 2: Party wall insulation

Typical installation cost	£300 - £600
Typical yearly saving	£40
Potential rating after completing steps 1 and 2	68 D

Step 3: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£81
Potential rating after completing steps 1 to 3	70 C

Step 4: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£38
Potential rating after completing steps 1 to 4	71 C

Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£69
Potential rating after completing steps 1 to 5	73 C

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Help paying for energy saving improvements

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

- Insulation: Great British Insulation Scheme
- · Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

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	Adrian Whitham
Telephone	07903 588 299
Email	orders@asbuiltenergysurveys.co.uk

Contacting the accreditation scheme

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

Email	enquiries@elmhurstenergy.co.uk
Telephone	01455 883 250
Assessor's ID	EES/019745
Accreditation scheme	Elmhurst Energy Systems Ltd

About this assessment

Assessor's declaration	No related party
Date of assessment	27 November 2024
Date of certificate	28 November 2024
Type of assessment	► <u>RdSAP</u>

Other certificates for this property

<u>Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)</u>
Give feedback (https://forms.office.com/e/KX25htGMX5) Service performance (/service-performance)

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