

## Rules on letting this property

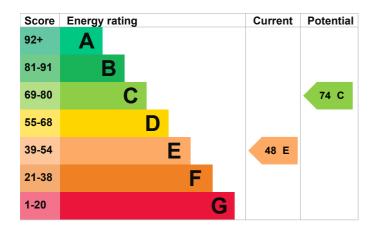
Properties can be let if they have an energy rating from A to E.

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 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	Solid brick, as built, no insulation (assumed)	Poor	
Roof	Flat, no insulation (assumed)	Very poor	
Window	Full secondary glazing	Good	
Main heating	Room heaters, electric	Very poor	
Main heating control	Appliance thermostats	Good	
Hot water	Electric instantaneous at point of use	Very poor	
Lighting	Low energy lighting in 50% of fixed outlets	Good	
Floor	(other premises below)	N/A	
Secondary heating	None	N/A	

## Primary energy use

The primary energy use for this property per year is 788 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

• Storage heater or dual immersion, and single electric meter
A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the
assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs
and improve the energy rating.

# How this affects your energy bills

An average household would need to spend £618 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 £379 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- · 2,426 kWh per year for heating
- 816 kWh per year for hot water

year.

Impact on the environment	This property produces 1.8 tonnes	
This property's environmental impact rating is E. It	This property's potential production	0.7 tonnes of CO2

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

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

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

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

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£201
2. Internal or external wall insulation	£4,000 - £14,000	£41
3. Gas condensing boiler	£3,000 - £7,000	£136

## Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

#### Help paying for energy saving improvements

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

- Free energy saving improvements: <u>Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)</u>
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

## Who to contact about this certificate

## Contacting the assessor

Type of assessment

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

Assessor's name	Christopher Christophorou
Telephone	07984 740 407
Email	chris@ecologicltd.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	Stroma Certification Ltd	
Assessor's ID	STRO001283	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	19 June 2020	
Date of certificate	1 July 2020	

**RdSAP**