

Rules on letting this property

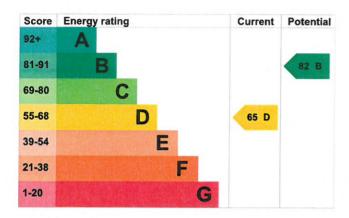
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (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 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, 200 mm loft insulation	Good
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, no cylinder thermostat	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 242 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,083 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 £481 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:

- · 8,320 kWh per year for heating
- · 3,769 kWh per year for hot water

Impact on the envir	onment	This property produces	3.8 tonnes of CO2
		This property produces	3.0 tolliles of CO2
This property's environmen	tal impact rating is D.		
It has the potential to be B.		This property's potential production	2.0 tonnes of CO2
Properties get a rating from			
on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2	
produce odorryour.		emissions by making the su	uggested changes.
Carbon emissions		This will help to protect the environment.	
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.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£139
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£33
3. Hot water cylinder thermostat	£200 - £400	£120
4. Heating controls (TRVs)	£350 - £450	£67
5. Solar water heating	£4,000 - £6,000	£123
6. Solar photovoltaic panels	£3,500 - £5,500	£606

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting www.gov.uk/improve-energy-efficiency.

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

Telephone Email John Green 07984350449

john.green@speedyepc.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

Assessor's ID Telephone

Email

Quidos Limited

QUID208693

01225 667 570

info@quidos.co.uk

About this assessment

Assessor's declaration
Date of assessment
Date of certificate

Type of assessment

No related party 24 February 2024

26 February 2024

RdSAP