

Rules on letting this property

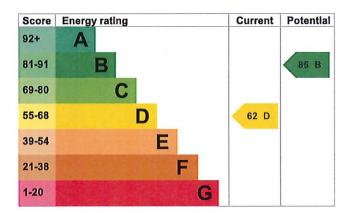
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and 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.

For properties in England and Wales:

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.

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) | Very poor |
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, 200 mm loft insulation | Good |
| Roof | Flat, no insulation (assumed) | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, no room thermostat | Very poor |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 77% of fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 279 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £1,365 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 £488 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:

- 10,487 kWh per year for heating
- · 2,059 kWh per year for hot water

| Impact on the envir | onment | This property produces | 3.5 tonnes of CO2 |
|---|-----------------|---|-------------------|
| This property's environmental impact rating is D. It has the potential to be B. | | This property's potential production | 1.1 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. | | You could improve this property's CO2 emissions by making the suggested 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. | |

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Flat roof or sloping ceiling insulation | £850 - £1,500 | £94 |
| 2. Cavity wall insulation | £500 - £1,500 | £67 |
| 3. Internal or external wall insulation | £4,000 - £14,000 | £143 |
| 4. Heating controls (room thermostat and TRVs) | £350 - £450 | £126 |
| 5. Solar water heating | £4,000 - £6,000 | £59 |
| 6. Solar photovoltaic panels | £3,500 - £5,500 | £530 |

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

Omar Nazir

Telephone

Email

07793046277 omar.nazir84@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme

Quidos Limited

Assessor's ID

QUID207080

Telephone

01225 667 570

Email

info@quidos.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

9 September 2024

Date of certificate

10 September 2024

Type of assessment

RdSAP

