Property type Energy performance certificate (EPC) Energy rating Valid until: 24 July 2024 Certificate number: 0828-5007-7265-2224-5904 Mid-terrace house 142 square metres

Rules on letting this property

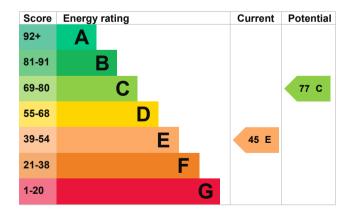
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

<u>See how to improve this property's energy efficiency.</u>



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)	Very poor
Roof	Pitched, 300+ mm loft insulation	Very good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Suspended, 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 307 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,870 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 £870 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 24,228 kWh per year for heating
- 2,318 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 5,373 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

s property's potential duction	3.3 tonnes of CO2
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
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average occupancy and energy use. People living at the property may use different amounts of energy.	
is s er	ssions by making the sugg s will help to protect the er se ratings are based on a rage occupancy and energ g at the property may use

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£265.14

Step	Typical installation cost	Typical yearly saving
2. Internal or external wall insulation	£4,000 - £14,000	£350.50
3. Draught proofing	£80 - £120	£74.85
4. Low energy lighting	£90	£56.20
5. Heating controls (room thermostat)	£350 - £450	£43.48
6. Condensing boiler	£2,200 - £3,000	£79.25
7. Solar photovoltaic panels	£9,000 - £14,000	£231.07

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.

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 Denis Murphy Telephone 01515301236

Email <u>littlegreenboxltd@gmail.com</u>

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 STRO018017
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
2 May 2014
25 July 2014
RdSAP