

Rules on letting this property

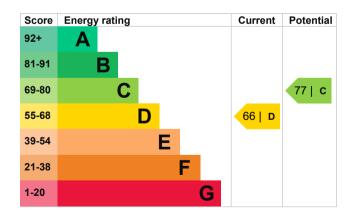
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- · very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
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
Roof	(another dwelling above)	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 328 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	1.7 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be B.		This property's potential production	0.9 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.8 tonnes per year. This will help to protect the environment.	
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact rating assumptions about average	e occupancy and
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (66) to C (77).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£55
2. Floor insulation (solid floor)	£4,000 - £6,000	£25
3. Condensing boiler	£2,200 - £3,000	£26
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£32

Paying for energy improvements

Estimated energy use and

property's energy performance.

visit Simple Energy Advice

For advice on how to reduce your energy bills

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

(https://www.simpleenergyadvice.org.uk/).

potential savings			
		Heating use in this	property
Estimated yearly energy cost for this property	£411	Heating a property usually makes up the majority of energy costs.	
Potential saving	£137	Estimated energy used to heat this property	
		Space heating	4052 kWh per year
The estimated cost shows how much average household would spend in t for heating, lighting and hot water. It	his property	Water beating	1/10 kWh per yeer
on how energy is used by the people property.		Water heating	1410 kWh per year
The estimated saving is based on making all of the recommendations in how to improve this		Potential energy savings by installing insulation	

insulation

Type of insulation

Solid wall insulation

Amount of energy saved

1200 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name Peter Cowan Telephone 07702 710383

Email <u>petercowan77@yahoo.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO004434
Telephone 0330 124 9660

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

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
21 April 2022
22 April 2022

RdSAP