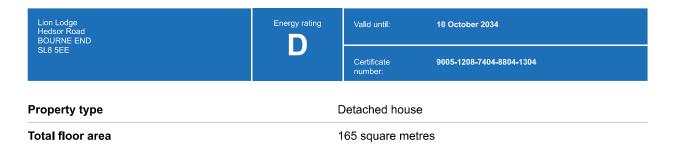
Energy performance certificate (EPC)



Rules on letting this property

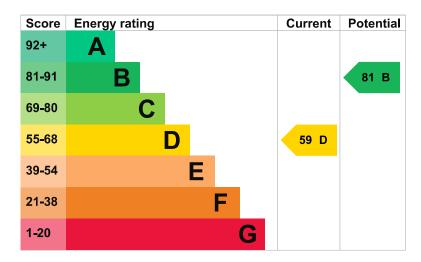
Properties can be let if they have an energy rating from A to E.

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 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	Solid brick, as built, no insulation (assumed)	Very poor

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed) Good	
Roof	Pitched, 50 mm loft insulation Poor	
Roof	Pitched, 100 mm loft insulation Average	
Roof	Pitched, insulated (assumed) Average	
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating	Boiler and radiators, mains gas Good	
Main heating control	Programmer, room thermostat and TRVs Good	
Main heating control	Programmer and room thermostat Average	
Hot water	From main system	Good
Lighting	Low energy lighting in 81% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 245 kilowatt hours per square metre (kWh/m2).

► About primary energy use

How this affects your energy bills

An average household would need to spend £2,332 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 £940 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:

- 23,860 kWh per year for heating
- 3,320 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

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

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	6.5 tonnes of CO2
This property's potential production	2.7 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

▶ Do I need to follow these steps in order?

Sten	1.	Increase	I oft	insulation	to	270	mm
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Typical installation cost	£100 - £350
Typical yearly saving	£78
Potential rating after completing step 1	60 D

Step 2: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£576
Potential rating after completing steps 1 and 2	69 C

Step 3: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£111
Potential rating after completing steps 1 to 3	71 C

Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£79
Potential rating after completing steps 1 to 4	73 C

Step 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£96
Potential rating after completing steps 1 to 5	74 C

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£498
Potential rating after completing steps 1 to 6	81 B

Help paying for energy improvements

More ways to save energy

Find ways to save energy in your home

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	Asif Zaman
Telephone	07961009498
Email	epc_assessor@yahoo.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	Quidos Limited
Assessor's ID	QUID201873
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 October 2024
Date of certificate	11 October 2024
Type of assessment	► <u>RdSAP</u>

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)

Give feedback (https://forms.office.com/e/hUnC3Xq1T4) Service performance (/service-performance)

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