Energy performance certificate (EPC)



Property type

Detached house

Total floor area

94 square metres

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

Energy efficiency rating for this property

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

See how to improve this property's energy performance.

Score	Energy rating	Current	Potential
92+	Α		
81-91	B		83 B
69-80	С		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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 this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (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
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation	Very poor
Roof	Pitched, insulated (assumed)	Good

Feature	Description	Rating
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in 87% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Primary energy use

The primary energy use for this property per year is 271 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces

6 tonnes of CO2

This property produces

4.1 tonnes of CO2

This property's potential production

1.5 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 2.6 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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 (59) to B (83).

What is an energy rating?

Recommendation 1: Internal or external wall insulation

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Typical installation cos

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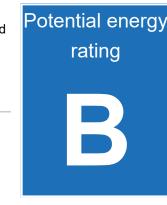
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Sol

Typical installation cost

£4,000 - £6,000

ernal or external wall insulation	
pical installation cost	
	£4,000 - £14,000
pical yearly saving	0000
	£283
otential rating after carrying out recommendation 1	
	70 C
ecommendation 2: Floor insulation (suspen	nded floor)
or insulation (suspended floor)	,
pical installation cost	£800 - £1,200
	2000 21,200
pical yearly saving	
pical yearly saving	£39
pical yearly saving tential rating after carrying out recommendations 1 and	



73 | C Recommendation 4: Solar photovoltaic panels, 2.5 kWp Solar photovoltaic panels Typical installation cost £3,500 - £5,500 Typical yearly saving £347 Potential rating after carrying out recommendations 1 to 4 83 | B Paying for energy improvements Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency) Estimated energy use and potential savings Estimated yearly energy cost for this property £1005

Potential rating after carrying out recommendations 1 to 3

Potential saving

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

£32

£354

Water heating

2210.0 kWh per year

Potential energy savings by installing insulation				
Type of insulation	Amount of energy saved			
Loft insulation	767 kWh per year			
Solid wall insulation	6172 kWh per year			

You might be able to receive <u>Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u>. This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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

Asif Zaman

Telephone

07961009498

Accreditation scheme contact details

Accreditation scheme Quidos Limited

Assessor ID QUID201873

Telephone

01225 667 570

Assessment details

Assessor's declaration

No related party

Date of assessment

20 October 2020

Date of certificate

21 October 2020

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 <u>mhclg.digital-</u> <u>services@communities.gov.uk</u>, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.