Energy performance certificate (EPC)

37, Edward Street NELSON BB9 8RT	Energy rating	Valid until:	4 October 2028	
		Certificate number:	0658-5921-7260-1578-0904	
Property type	Mid-terrace house			
Total floor area		89 square metres		

Rules on letting this property

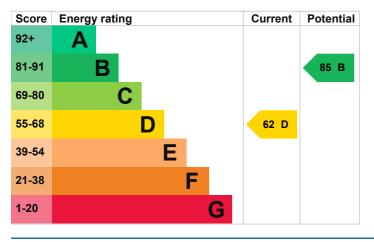
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 304 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£994 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 £358 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 12,932 kWh per year for heating
- 3,090 kWh per year for hot water

This property produces	4.8 tonnes of CO2	
This property's potential production	1.9 tonnes of CO2	
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
These ratings are based o	•	
about average occupancy People living at the prope amounts of energy.		
	This property's potential production You could improve this pro emissions by making the This will help to protect th These ratings are based of about average occupancy People living at the prope	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£59
2. Cavity wall insulation	£500 - £1,500	£80
3. Internal or external wall insulation	£4,000 - £14,000	£59
4. Floor insulation (solid floor)	£4,000 - £6,000	£34
5. Increase hot water cylinder insulation	£15 - £30	£13
6. Condensing boiler	£2,200 - £3,000	£73
7. Solar water heating	£4,000 - £6,000	£39
8. Solar photovoltaic panels	£5,000 - £8,000	£269

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 <u>www.gov.uk/improve-energy-efficiency</u>.

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	Anthony Neale
Telephone	01282455631
Email	afneale@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 Assessor's ID Telephone Email Stroma Certification Ltd STRO012444 0330 124 9660 certification@stroma.com

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 5 October 2018 5 October 2018 RdSAP