Energy performance certificate (EPC)		
4 BALL STREET NELSON BB9 7UL	Energy rating	Valid until: <b>13 June 2031</b> Certificate number: <b>2309-6126-0000-0095-6202</b>
Property type		Mid-terrace house
Total floor area		60 square metres

# Rules on letting this property

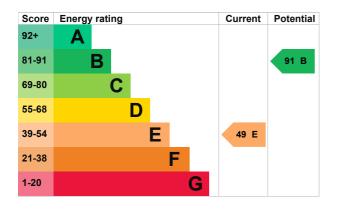
Properties can be let if they have an energy rating from A to E.

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 energy rating is E. 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Average
Main heating control	Programmer and appliance thermostats	Good
Hot water	Gas multipoint	Average
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 529 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

• Stone walls present, not insulated

# How this affects your energy bills

An average household would need to spend **£1,256 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 £828 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 9,643 kWh per year for heating
- 1,346 kWh per year for hot water

Impact on the environment		This property produces	5.4 tonnes of CO2
This property's environment E. It has the potential to be		This property's potential production	0.9 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use difference amounts of energy.	

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£269
2. Internal or external wall insulation	£4,000 - £14,000	£233
3. Floor insulation (solid floor)	£4,000 - £6,000	£37
4. Gas condensing boiler	£3,000 - £7,000	£262
5. Solar water heating	£4,000 - £6,000	£27

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£3,500 - £5,500	£288

### 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 www.gov.uk/improve-energy-efficiency

## 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	Mohammed Rahman
Telephone	07510 920730
Email	domesticepc@hotmail.com

#### 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	STR0026804
Telephone	0330 124 9660
Email	certification@stroma.com

### About this assessment

Date of assessment 5	5 June 2021
Date of certificate 14	14 June 2021
Type of assessment	RdSAP