# **Energy performance certificate (EPC)**

Property type Mid-terrace house

Total floor area 77 square metres

# Rules on letting this property

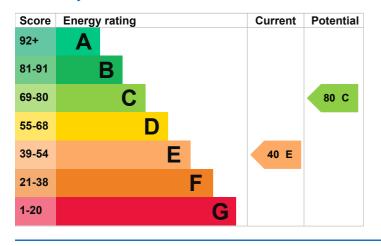
Properties can be let if they have an energy rating from A to E.

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

# **Energy rating and score**

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

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	Cavity wall, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, mains gas	Average
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Gas boiler/circulator, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

### Primary energy use

The primary energy use for this property per year is 522 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend £1,584 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 £795 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 13,323 kWh per year for heating
- 5,134 kWh per year for hot water

Impact on the environment	This property produces	7.0 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be C.	This property's potential production	2.5 tonnes of CO2

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

#### Carbon emissions

An average household	6 tonnes of
produces	

CO<sub>2</sub>

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

emissions by making the suggested changes.

You could improve this property's CO2

This will help to protect the environment.

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£183
2. Condensing boiler	£3,000 - £7,000	£570
3. Solar water heating	£4,000 - £6,000	£42
4. Solar photovoltaic panels	£5,000 - £8,000	£249

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-<u>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 <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

### 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 Mukhtar

Telephone 01254 916232

Email <u>mukhtar388@yahoo.com</u>

### **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 STRO010974
Telephone 0330 124 9660

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

#### About this assessment

Assessor's declaration No related party
Date of assessment 21 May 2016
Date of certificate 22 May 2016

Type of assessment RdSAP