Energy performance certificate (EPC)

7, Hollins Road NELSON BB9 8JY	Energy rating	Valid until:	27 July 2029
		Certificate number:	8471-6823-5950-6794-5922
Proporty type		nd torrace house	

Property type end-terrace house

Total floor area 80 square metres

Rules on letting this property

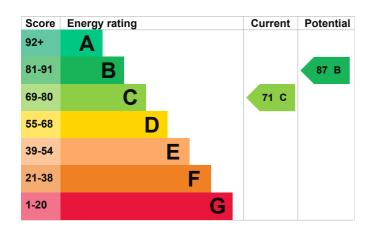
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for landlords on the <u>regulations</u> and <u>exemptions</u> (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 C. 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
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	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 226 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £698 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 £138 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 9,430 kWh per year for heating
- 2,110 kWh per year for hot water

Impact on the environment	This property produces	3.2 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be B.	This property's potential production	1.6 tonnes of CO2

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

they produce each year. emissions by making the suggested changes. This will help to protect the environment.

Carbon emissions

An average	6 tonnes of CO2
household produces	

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

You could improve this property's CO2

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£53
2. Floor insulation (suspended floor)	£800 - £1,200	£31
3. Draught proofing	£80 - £120	£22
4. Solar water heating	£4,000 - £6,000	£32
5. Solar photovoltaic panels	£3,500 - £5,500	£285

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	Syed Abbas
Telephone	07594 371109
Email	qalb1@hotmail.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	Stroma Certification Ltd
Assessor's ID	STRO024671
Telephone	0330 124 9660
Email	certification@stroma.com
About this assessment	
About this assessment Assessor's declaration	No related party
	No related party 24 July 2019
Assessor's declaration	