Energy performance certificate (EPC)

2, Leamington Street NELSON BB9 0BX	Energy rating	Valid until:	20 March 2029
		Certificate number:	8091-6427-5740-8372-2992
Property type	End-terrace house		
Total floor area	70 square metres		

Rules on letting this property

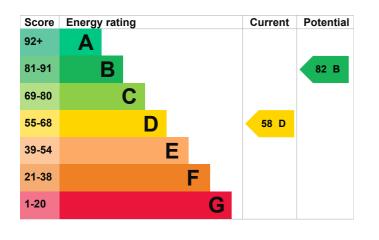
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (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 D. 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, 75 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 50% of fixed outlets	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 367 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 **£964 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 £311 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:

- 12,676 kWh per year for heating
- 2,004 kWh per year for hot water

Impact on the env	ironment	This property produces	4.5 tonnes of CO2
This property's environme is E. It has the potential to		This property's potential production	2.0 tonnes of CO2
Properties get a rating fro (worst) on how much cark they produce each year. Carbon emissions		You could improve this emissions by making th changes. This will help environment.	ne suggested
An average household produces	6 tonnes of CO2	These ratings are base about average occupar People living at the pro different amounts of en	ncy and energy use. operty may use

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£28
2. Cavity wall insulation	£500 - £1,500	£161
3. Floor insulation (solid floor)	£4,000 - £6,000	£43
4. Low energy lighting	£20	£23
5. Heating controls (room thermostat)	£350 - £450	£27
6. Solar water heating	£4,000 - £6,000	£30
7. Solar photovoltaic panels	£5,000 - £8,000	£276

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-companyobligation)

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	Matthew Smallwood
Telephone	07811 165 390
Email	mattsmallwood.ees@googlemail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015240
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	12 March 2019
Date of certificate	21 March 2019
Type of assessment	RdSAP