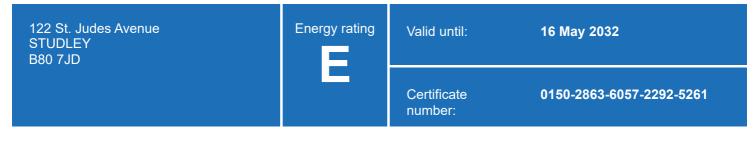
# **Energy performance certificate (EPC)**



Property type Semi-detached house

Total floor area 79 square metres

### Rules on letting this property

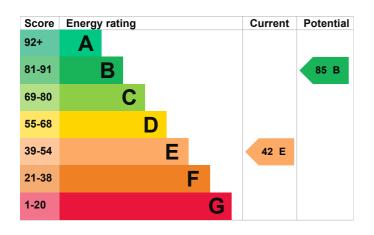
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (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 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	No low energy lighting	Very poor
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 460 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 £1,266 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 £708 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 12,668 kWh per year for heating
- 3,772 kWh per year for hot water

Impact on the environment	This property produces	6.4 tonnes of CO2	
This property's environmental impact rating is F. It has the potential to be B.	This property's potential production	1.5 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**

An average household produces

6 tonnes of CO2

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

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£25
2. Cavity wall insulation	£500 - £1,500	£159
3. Floor insulation (solid floor)	£4,000 - £6,000	£49
4. Increase hot water cylinder insulation	£15 - £30	£23
5. Draught proofing	£80 - £120	£23
6. Low energy lighting	£45	£58
7. Hot water cylinder thermostat	£200 - £400	£74
8. Heating controls (TRVs)	£350 - £450	£31
9. Condensing boiler	£2,200 - £3,000	£160
10. Solar water heating	£4,000 - £6,000	£34
11. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£71
12. Solar photovoltaic panels	£3,500 - £5,500	£343

### 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: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</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	John Lambert
Telephone	07792985160
Email	matrixenergy@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	STRO001587	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		
Assessor's declaration	No related party	

Assessor's declaration	No related party	
Date of assessment	17 May 2022	
Date of certificate	17 May 2022	
Type of assessment	RdSAP	