Energy performance certificate (EPC)



67 square metres

Rules on letting this property

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

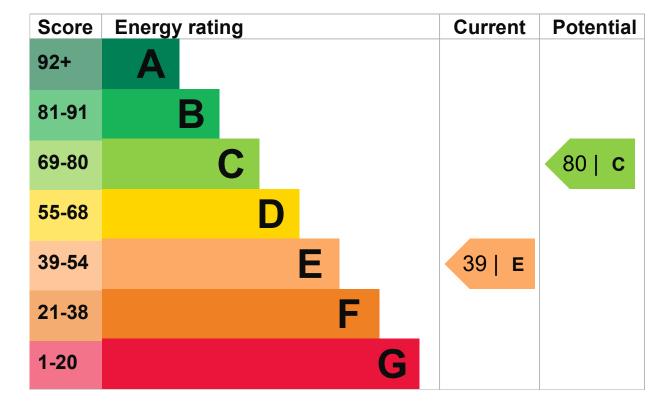
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energyefficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.

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The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature Description Rating

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Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 364 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	4.1 tonnes of CO2
This property's potential production	2.5 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 1.6 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (39) to C (80).

What is an energy rating?

Potential energy rating

Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£567
Potential rating after carrying out recommendation 1	62 D

Recommendation 2: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost	£1,200 - £1,800
Typical yearly saving	£399
Potential rating after carrying out recommendations 1 and 2	79 C

Recommendation 3: Heat recovery system for mixer showers

Heat recovery system for mixer showers

£585 - £725
£29

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Potential rating after carrying out recommendations 1 to 3



Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1493
Potential saving	£996

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in <u>how to improve this property's energy</u> <u>performance</u>.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	5800 kWh per year
Water heating	1872 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Solid wall insulation 3033 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

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This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Gary Branch
Telephone	0142 489 2884
Email	garyb710@aol.com

Accreditation scheme contact details

Stroma Certification Ltd
STRO002025
0330 124 9660
certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	10 October 2020
Date of certificate	10 October 2020
Type of assessment	► <u>RdSAP</u>

Other certificates for this property

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If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

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