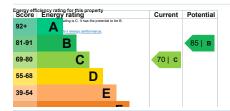
Energy performance certificate (EPC)

| 108, Raia Luna Cillian, Sevara Martin Mart Sila Mart Sila | Charge rating | Vald untit 8 July 2000 |
|---|------------------|---|
| | | Cetificate number: 0355-2221-4328-3400-7341 |
| Property type Semi-detached house | | |
| Total floor area | 65 square metros | |

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 ex efficiency-standard-landlord-quidance)



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

his section shows the energy performance for features of this pro er the condition of a feature and how well it is working perty. The as t does not cons

very good (most efficient)
 good
 average
 poor
 very poor (least efficient)
n the description says "assume

pected and an assumption has been made based on the property's age and type.

| Feature | Description | Rating |
|----------------------|--|-----------|
| Wall | Cavity wall, filled cavity | Average |
| Roof | Pitched, 250 mm loft insulation | Good |
| Window | Fully double glazed | Average |
| Main heating | Boller 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 220 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be B.

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

| 6 | tonnes | of CC | 12 |
|---|--------|-------|----|

2.5 tonnes of CO2

| This property's potential production | 1.3 tonnes of 0 |
|--|-----------------|
| You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environm | ient. |
| Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect consumed by the people living at the property. | how energy is |

1.3 tonnes of CO2

An average household produces This property produces

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

| Step | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (suspended floor) | £800 - £1,200 | £38 |
| 2. Solar water heating | £4,000 - £6,000 | £25 |
| 3. Solar photovoltaic panels | £3,500 - £5,500 | £301 |

Paying for energy improvements

You might be able to get a grant from the Boller Upgrade Sche www.gov.uk/apply-bolier-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this prope ne (https:

| Estimated energy use and potential savings | | Estimated energy used to heat this property | |
|---|------|---|-----------------------|
| Based on average energy costs when this EPC was created: | | Type of heating | Estimated energy used |
| Estimated yearly energy cost for this property | £593 | Space heating | 7519 kWh per year |
| Potential saving if you complete every step in order | £62 | Water heating Potential energy savings by installing insulation | 1945 kWh per year |
| 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 hining at the property. | | The assessor did not find any opportunities to save energy by installing insulation in this property. | |
| | | Saving energy in this property | |
| Heating use in this property | | Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency. | |
| Heating a property usually makes up the majority of energy costs. | | | |

Contacting the assessor and accreditation scheme

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 assessm

Assessor contact details Assessor's name Telephone Email Accreditation scheme contact details Accreditation scheme Assessor ID Telephone Email Assessment details Assessor's declaration Date of assessment Date of certificate Type of assessment

Roy Roberts 07786004183 djsrj@hotmail.co.uk

Stroma Certification Ltd STR0025667 0330 124 9660 certification@stroma.com

No related party 9 July 2020 9 July 2020 RdSAP