

## Rules on letting this property

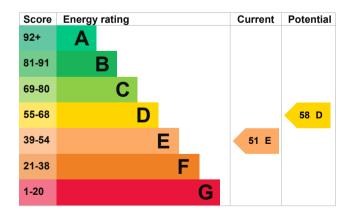
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</a>).

# **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, electric	Very poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Very poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 333 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £963 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 2017** 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:

- 3,612 kWh per year for heating
- 2,075 kWh per year for hot water

### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

# **Environmental impact of this property**

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

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

### **Carbon emissions**

An average household produces

6 tonnes of CO2

This property produces 3.2 tonnes of CO2

This property's potential 2.8 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£93
2. Heat recovery system for mixer showers	£585 - £725	£45

## 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.

## 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 Asif Munir
Telephone 0161 667 0932

Email <u>info@inhomesurveys.co.uk</u>

### Contacting the accreditation scheme

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

Accreditation scheme Quidos Limited
Assessor's ID QUID206148
Telephone 01225 667 570
Email info@guidos.co.uk

#### About this assessment

Assessor's declaration No related party
Date of assessment 20 March 2017
Date of certificate 20 March 2017

Type of assessment RdSAP