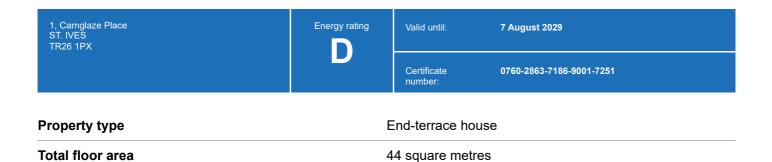
Energy performance certificate (EPC)



Rules on letting this property

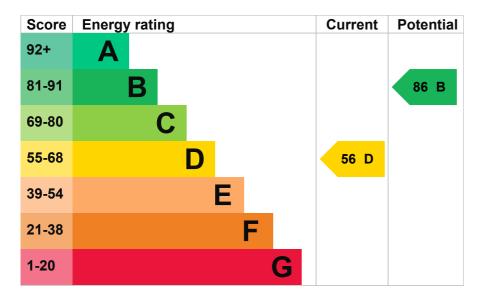
Properties can be let if they have an energy rating from A to E.

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 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Timber frame, as built, insulated (assumed)	
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, limited insulation (assumed)	
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas Good	
Main heating control	Programmer, TRVs and bypass Average	
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	To unheated space, limited insulation (assumed)	N/A
Floor	To external air, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 373 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

· Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £666 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 £239 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:

- 7,249 kWh per year for heating
- 1,609 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.9 tonnes of CO2
This property's potential production	0.6 tonnes of CO2

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.

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Typical yearly saving

Step 1: Internal or external wall insulation	
Typical installation cost	£4,000 - £14,000
Typical yearly saving	£81
Potential rating after completing step 1	61 D
Step 2: Low energy lighting	
Typical installation cost	£25
Typical yearly saving	£32
Potential rating after completing steps 1 and 2	63 D
Step 3: Heating controls (room thermostat)	
Typical installation cost	£350 - £450
Typical yearly saving	£26
Potential rating after completing steps 1 to 3	64 D
Step 4: Replace boiler with new condensing boiler	
Typical installation cost	£2,200 - £3,000
Typical yearly saving	£45
Potential rating after completing steps 1 to 4	67 D
Step 5: Flue gas heat recovery device in conjunction with boiler	
Typical installation cost	£400 - £900
Typical yearly saving	£18
Potential rating after completing steps 1 to 5	68 D
Step 6: Solar water heating	
Typical installation cost	£4,000 - £6,000
	<u> </u>

£18

Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£18
Potential rating after completing steps 1 to 7	71.0

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£355
Potential rating after completing steps 1 to 8	86 B

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Help paying for energy saving improvements

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

- Insulation: Great British Insulation Scheme
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

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	Shaun Ashcroft
Telephone	07897353550
Email	sdashcroft@live.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	STRO028328
Telephone	0330 124 9660

About this assessment

Assessor's declaration	No related party
Date of assessment	7 August 2019
Date of certificate	8 August 2019
Type of assessment	► <u>RdSAP</u>

Other certificates for this property

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 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u>

Give feedback (https://forms.office.com/e/KX25htGMX5) Service performance (/service-performance)

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