

Rules on letting this property

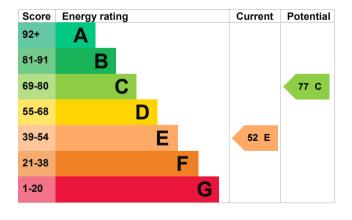
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

<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 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Wall | Solid brick, with internal insulation | Good |
| Roof | Pitched, 200 mm loft insulation | Good |
| Roof | Roof room(s), insulated (assumed) | Good |
| Window | Some double glazing | Very poor |
| Main heating | Boiler and radiators, oil | Average |
| Main heating | Boiler and underfloor heating, oil | Average |
| Main heating control | Time and temperature zone control | Very good |
| Hot water | From main system | Average |
| Lighting | Low energy lighting in 80% of fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Floor | Solid, insulated (assumed) | N/A |
| Secondary heating | Room heaters, wood logs | N/A |

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 191 kilowatt hours per square metre (kWh/m2).

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 £8,709 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 £3,233 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 71,826 kWh per year for heating
- 3,174 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 15,660 kWh per year from solid wall insulation

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 produces | 24.0 tonnes of CO2 | |
|---|-----------------|---|--------------------|--|
| This property's current environmental impact rating is E. It has the potential to be C. | | This property's potential production | 12.0 tonnes of CO2 | |
| Properties get a rating from A on how much carbon dioxide produce each year. CO2 harn | (CO2) they | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. | | |
| Carbon emissions | | These ratings are based of | • | |
| An average household produces | 6 tonnes of CO2 | 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. Flat roof or sloping ceiling insulation | £850 - £1,500 | £337 |
| 2. Internal or external wall insulation | £4,000 - £14,000 | £1,732 |
| 3. Floor insulation (solid floor) | £4,000 - £6,000 | £308 |
| 4. Condensing boiler | £2,200 - £3,000 | £226 |
| 5. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £630 |
| 6. Solar photovoltaic panels | £3,500 - £5,500 | £605 |
| 7. Wind turbine | £15,000 - £25,000 | £1,318 |

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 Annette Farrimond Telephone 07973 166 867

Email anniefarrimond@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 Elmhurst Energy Systems Ltd

Assessor's ID EES/015269
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

No related party
20 February 2023
27 February 2023

Type of assessment RdSAP