Energy performance certificate (EPC)



iles on letting this property

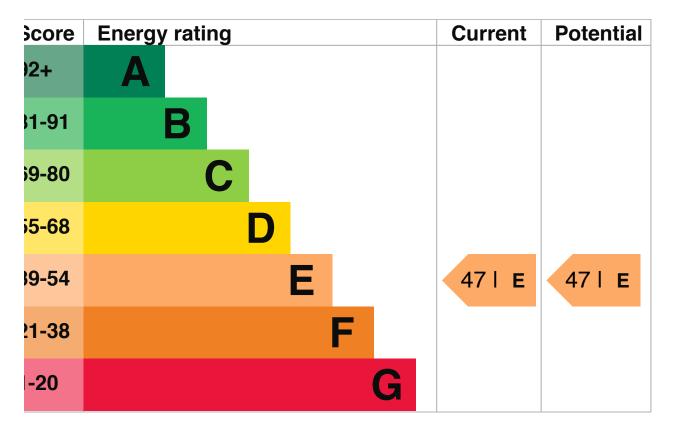
operties can be rented if they have an energy rating from A to E.

he property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords or regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-dlord-guidance).</u>

nergy efficiency rating for this property

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

e how to improve this property's energy performance.



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

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

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

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

eakdown of property's energy performance

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

.ch feature is assessed as one of the following:

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

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

ature	Description	Rating
IIE	Solid brick, as built, no insulation (assumed)	Very poor

IIE	Cavity wall, as built, insulated (assumed)	Good
of	Pitched, 100 mm loft insulation	Average
of	Pitched, insulated (assumed)	Average
of	Roof room(s), ceiling insulated	Very poor
ndow	Partial double glazing	Average
in heating	Boiler and radiators, mains gas	Good
ain heating	Electric storage heaters	Average
ain heating control	Programmer, room thermostat and TRVs	Good
ain heating control	Manual charge control	Poor
t water	From main system	Good
ıhting	Low energy lighting in 91% of fixed outlets	Very good
or	Suspended, no insulation (assumed)	N/A
or	Solid, no insulation (assumed)	N/A

rimary energy use

e primary energy use for this property per year is 318 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

nvironmental impact of this property

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

n average household roduces	6 tonnes of CO2
his property produces	11.0 tonnes of CO2
his property's potential roduction	11.0 tonnes of CO2

making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help to steet the environment.

vironmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how



ow to improve this property's energy performance

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

vou make all of the recommended changes, this will improve the property's energy rating and ore from E (47) to E (47).

What is an energy rating?

Potential energy rating

ecommendation 1: Internal or external wall sulation

ernal or external wall insulation

pical installation cost	£5,500 - £14,500
pical yearly saving	£399
otential rating after carrying out commendation 1	58 I D

ecommendation 2: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

pical installation cost	£11,000 - £20,000
/pical yearly saving	£227
otential rating after carrying out ecommendations 1 and 2	63 I D

aying for energy improvements

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

stimated energy use and potential savings

stimated	d yearly	/ energy	cost	for t	his
roperty					

£2061

otential saving £0

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is to based on how energy is used by the people living at the property.

e estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

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

leating use in this property

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

stimated energy used to heat this property

pace heating	31864 kWh per year
ater heating	2345 kWh per year

otential energy savings by installing insulation

e assessor did not find any opportunities to save energy by installing insulation in this property.

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

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

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

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

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

ssessor contact details

ssessor's name	William Wyatt
elephone	07779 620 593
mail	tony@yourenergyassessor.co.uk

ccreditation scheme contact details

ccreditation scheme	BRE
ssessor ID	BREC200886
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

ssessment details

ssessor's declaration	No related party
ate of assessment	21 February 2012
ate of certificate	22 February 2012
/pe of assessment	► <u>RdSAP</u>

ther certificates for this property

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

ere are no related certificates for this property.