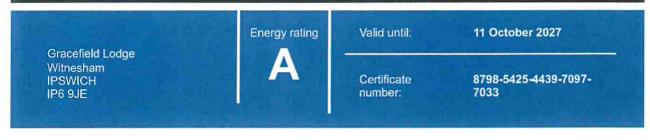
Energy performance certificate (EPC)



Property type	Detached house	
Total floor area	221 square metres	

Rules on letting this property

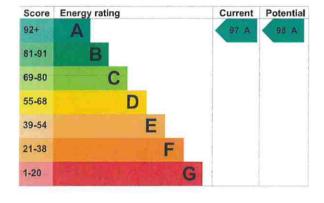
Properties can be let if they have an energy rating from A to E.

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 A. It has the potential to be A.

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
Walls	Average thermal transmittance 0.12 W/m²K	Very good
Roof	Average thermal transmittance 0.12 W/m²K	Very good
Floor	Average thermal transmittance 0.10 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Air source heat pump, underfloor, electric	Very good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.8 m³/h.m² (as tested)	Good
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
- · Air source heat pump
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 7 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £713 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 £79 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:

- 9,525 kWh per year for heating
- · 2,486 kWh per year for hot water

Impact on the environment		This property produces	0,3 tonnes of CO2
This property's environmental impact rating is A. It has the potential to be A.		This property's potential production	0.0 tonnes of CO2
Properties get a rating (worst) on how much c they produce each year	arbon dioxide (CO2)	You could improve this emissions by making the changes. This will help environment.	ne suggested
Carbon emissions		These ratings are base	ed on assumptions
An average household produces	6 tonnes of CO2	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. Solar water heating	£4,000 - £6,000	£79

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.

More ways to save energy

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

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	Andrew Hart	
Telephone	0114 230 2812	
Email	info@energy-test.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	NHER	
Assessor's ID	NHER003652	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment Assessor's declaration	No related party	
Date of assessment	12 October 2017	
	10.0-1-10047	
Date of certificate	12 October 2017	