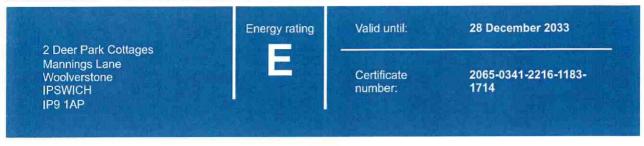
Energy performance certificate (EPC)



Property type	Semi-detached house	
Total floor area	140 square metres	

Rules on letting this property

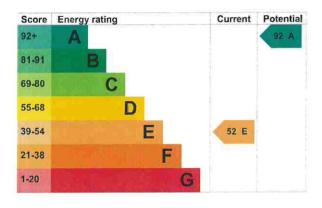
Properties can be let if they have an energy rating from A to E.

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 E. 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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), insulated	Average
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 92% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 215 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,181 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 £727 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:

- 15,313 kWh per year for heating
- · 2,312 kWh per year for hot water

Impact on the en	vironment	This property produces	7.8 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be B.		This property's potential production	2.0 tonnes of CO2
Properties get a rating fi (worst) on how much ca they produce each year	rbon 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 us People living at the property may use different amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£204
2. Internal or external wall insulation	£4,000 - £14,000	£88

Step	Typical installation cost	Typical yearly saving
3. Floor insulation (solid floor)	£4,000 - £6,000	£71
4. Draught proofing	£80 - £120	£27
5. Heating controls (TRVs)	£350 - £450	£71
6. Condensing boiler	£2,200 - £3,000	£207
7. Solar water heating	£4,000 - £6,000	£59
8. Solar photovoltaic panels	£3,500 - £5,500	£708
9. Wind turbine	£15,000 - £25,000	£1,313

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	Christopher Pope
Telephone	07910872993
Email	christpope@hotmail.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK301906	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment Assessor's declaration	No related party	
Date of assessment	20 December 2023	
Date of certificate	29 December 2023	
Type of assessment	RdSAP	