

## Rules on letting this property

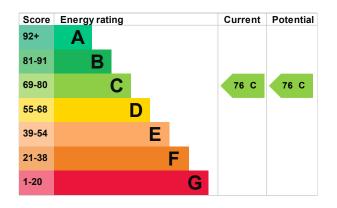
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be C.

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

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# 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 0.21 W/m²K	Very good
Roof	Average thermal transmittance 0.12 W/m²K	Very good
Floor	Average thermal transmittance 0.77 W/m²K	Very poor
Windows	High performance glazing	Good
Main heating	Boiler and radiators, mains gas	Very good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Excelent lighting efficiency	Very good
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

## Primary energy use

The primary energy use for this property per year is 124 kilowatt hours per square metre (kWh/ m2).

#### **Smart meters**

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

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# How this affects your energy bills

An average household would need to spend £1,016 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment	An average household produces	6 tonnes of CO2
This property's environmental impact rating is C. It has the potential to be C.	This property produces	2.9 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.	This property's potential production	2.9 tonnes of CO2
Carbon emissions	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
	These ratings are base about average occupa People living at the pro different amounts of er	ncy and energy use. operty may use

# Changes you could make

The assessor did not make any recommendations for this property.

### 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 <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>

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# 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	Colleen Robinson
Telephone	01202 487463
Email	info@thermalacoustics.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/027266
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment Assessor's declaration	No related party
Date of assessment	28 February 2024
	26 February 2024
Date of certificate	28 February 2024

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