# Energy performance certificate (EPC) Energy rating Valid until: 15 March 2028 Certificate number: 9168-0047-7267-5158-9940 Property type Detached house

Total floor area

162 square metres

# Rules on letting this property

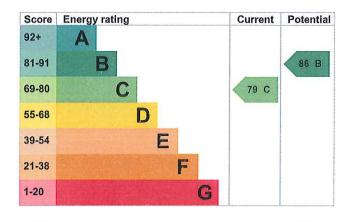
Properties can be let if they have an energy rating from A to E.

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

# **Energy rating and score**

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

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	Cavity wall, as built, insulated (assumed)		Good
Roof	Pitched, insulated (assumed)		Good
Roof	Roof room(s), insulated (assumed)		Good
Window	Fully double glazed	***************************************	Good
Main heating	Boiler and radiators, mains gas		Good
Main heating control	Programmer, room thermostat and TRVs	Paul	Good
Hot water	From main system		Good
Lighting	Low energy lighting in all fixed outlets		Very good
Floor	Suspended, insulated (assumed)	, ,	N/A
Floor	To unheated space, insulated (assumed)		N/A
Secondary heating	None	erreture de disposar en la companya de la companya	N/A

# Primary energy use

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

# How this affects your energy bills

An average household would need to spend £794 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 £46 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 10,549 kWh per year for heating
- · 2,523 kWh per year for hot water

### More ways to save energy

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

<b>Environmental</b>	impact	of	this
property			

This property's current environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces

6 tonnes of CO2

This property produces

3.6 tonnes of CO2

This property's potential production

2.3 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£46
2. Solar photovoltaic panels	£5,000 - £8,000	£295

# Paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-

scheme). This will help you buy a more efficient, low carbon heating system for this property.

# Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

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

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

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

### Assessor contact details

Assessor's name Patrick Eneh
Telephone 08450945192

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

### Accreditation scheme contact details

Accreditation scheme ECMK

 Assessor ID
 ECMK300195

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
16 March 2018
16 March 2018
RdSAP