

# Rules on letting this property

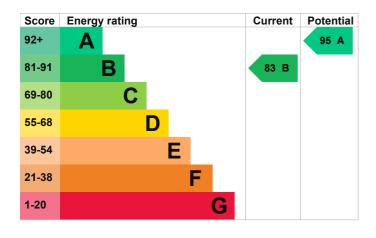
Properties can be let if they have an energy rating from A to E.

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 B. 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 0.18 W/m²K	Very good
Roof	Average thermal transmittance 0.1 W/m²K	Very good
Floor	Average thermal transmittance 0.12 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system, flue gas heat recovery	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 6.5 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

# Primary energy use

The primary energy use for this property per year is 99 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £380 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 £27 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 3,277 kWh per year for heating
- 1,487 kWh per year for hot water

# Impact on the environment This property produces

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

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

This property produces 1.4 tonnes of CO2

This property's potential 0.2 tonnes of CO2 production

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

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

#### Carbon emissions

An average household produces

6 tonnes of CO2

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£27
2. Solar photovoltaic panels	£3,500 - £5,500	£348

## Advice on making energy saving improvements

Get detailed recommendations and cost estimates: www.gov.uk/improve-energy-efficiency

Speak to an advisor from Nest (www.gov.wales/get-help-energy-efficiency-your-home-nest)

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

# Who to contact about this certificate

# **Contacting the assessor**

Date of certificate

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Lloyd Jones
Telephone	01267 241 291
Email	<u>lloyd@fairwoodsolutions.com</u>

# Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd	
Assessor's ID	STRO003358	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	15 February 2021	

31 March 2021

SAP