

Rules on letting this property

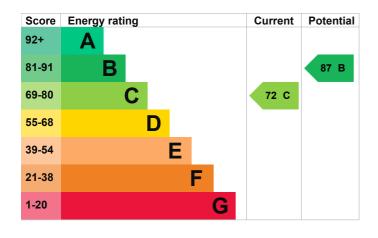
Properties can be let if they have an energy rating from A to E.

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 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, no insulation (assumed)	Poor	
Roof	Pitched, 250 mm loft insulation	Good	
Window	Fully double glazed	Good	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer, room thermostat and TRVs	Good	
Hot water	From main system	Good	
Lighting	Low energy lighting in all fixed outlets	Very good	
Floor	Solid, no insulation (assumed)	N/A	
Secondary heating	None	N/A	

Primary energy use

The primary energy use for this property per year is 210 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £625 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 £87 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 7,857 kWh per year for heating
- 2,391 kWh per year for hot water

production

Impact on the environment	This property produces	2.8 tonnes of CO2	
This was and do an income and a linear and making it. O. IA	This property's potential	1.3 tonnes of CO2	

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

Properties get a rating from A (best) to G (worst) on

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

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

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. Cavity wall insulation	£500 - £1,500	£56
2. Solar water heating	£4,000 - £6,000	£32
3. Solar photovoltaic panels	£5,000 - £8,000	£312

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

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

Assessor's name	Kevin Miller
Telephone	07811106920
Email	dusty02@btinternet.com

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	STRO024098	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment Assessor's declaration	No related party	
Date of assessment	13 March 2019	
Date of certificate	13 March 2019	
Type of assessment	RdSAP	