Energy performance certificate (EPC)

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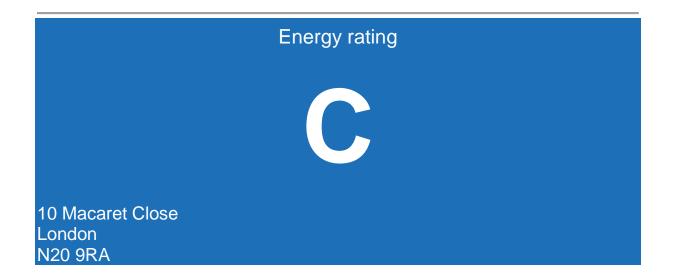
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Valid until3 January 2033

Certificate number2102-4622-1875-1992-1121

Property type End-terrace house Total floor area

56 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.

Energy efficiency rating for this property

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

See how to improve this property's energy performance.

A B C D E F G92+ 81-91 69-80 55-68 39-54 21-38 1-20ScoreEnergy ratingCurrentPotential71 |C85 |B

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working. Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good

Feature	Description	Rating
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 211 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

- •
- •
- •

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

This property produces

6 tonnes of CO2

2.1 tonnes of CO2

This property's potential production

1.0 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 1.1 tonnes per year. 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.

Improve this property's energy performance



By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (71) to B (85).

Do I need to follow these steps in order?

Step 1: Solar water heating	
Typical installation cost	
	£4,000 - £6,000
Typical yearly saving	626
Potential rating after completing step 1	£26
	72 C
Step 2: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	
The state of the s	£3,500 - £5,500
Typical yearly saving	£407
Potential rating after completing steps 1 and 2	2407
	85 B
Paying for energy improvements	

You might be able to get a grant from the <u>Boiler Upgrade Scheme</u>. This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Estimated yearly energy cost for this property

Potential saving

£564

£25 The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each recommended step in order</u>.

Find ways to save energy in your home.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	5867 kWh per year	
Water heating	1892 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	184 kWh per year

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

Michael Harrison

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07932567157

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Accreditation scheme contact details

Accreditation scheme ECMK Assessor ID ECMK301617 Telephone 0333 123 1418 Email info@ecmk.co.uk

Assessment details

Assessor's declaration No related party Date of assessment 4 January 2023 Date of certificate 4 January 2023 Type of assessment Show information about theRdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-</u> <u>services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.