Energy performance certificate (EPC)

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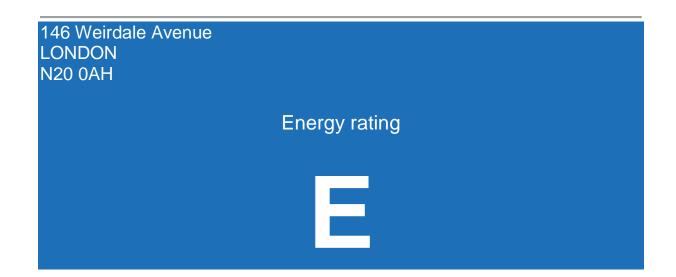
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Valid until

21 February 2033

Certificate number

2021-1194-8244-1975-9151

Property type

Semi-detached house

Total floor area

85 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 E. 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 ratingCurrentPotential54 |E81 |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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good

Feature	Description	Rating
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 325 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 E. It has the potential to be C.

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

4.9 tonnes of CO2

This property's potential production

1.9 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.

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Do I need to follow these steps in order?

Step 1: Internal or external wall insulation	
Typical installation cost	
Typical yearly saving	£4,000 - £14,000
Potential rating after completing step 1	£623
	65 D
Step 2: Floor insulation (suspended floor)	
Typical installation cost	C900 C1 200
Typical yearly saving	£800 - £1,200
Potential rating after completing steps 1 and 2	£155
	68 D
Step 3: Solar water heating	
Typical installation cost	C4 000 CC 000
Typical yearly saving	£4,000 - £6,000
Potential rating after completing steps 1 to 3	£74
	69 C
Step 4: High performance external doors	
Typical installation cost	00.000
Typical yearly saving	£2,000
Potential rating after completing steps 1 to 4	£70
1 Storidar rading arter completing stops 1 to 4	

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£665

Potential rating after completing steps 1 to 5

81 | 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

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£2373

Potential saving if you complete every step in order

£922

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.

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	12591 kWh per year	

Estimated energy used to heat this property

Type of heating	Estimated energy used
Water heating	2159 kWh per year
Potential energy savings by	r installing insulation
Type of insulation	Amount of energy saved
Solid wall insulation	4267 kWh per year

Saving energy in this property

Find ways to save energy in your home.

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
Telephone
07932567157

Email

michaelharrisondea@yahoo.co.uk

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

21 February 2023

Date of certificate

22 February 2023

Type of assessment

Show information about the RdSAP

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 dlubc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

9205-2837-7021-9892-5421

Expired on

12 December 2022

Support links

Accessibility statement