## Energy performance certificate (EPC)

### Rules on letting this property

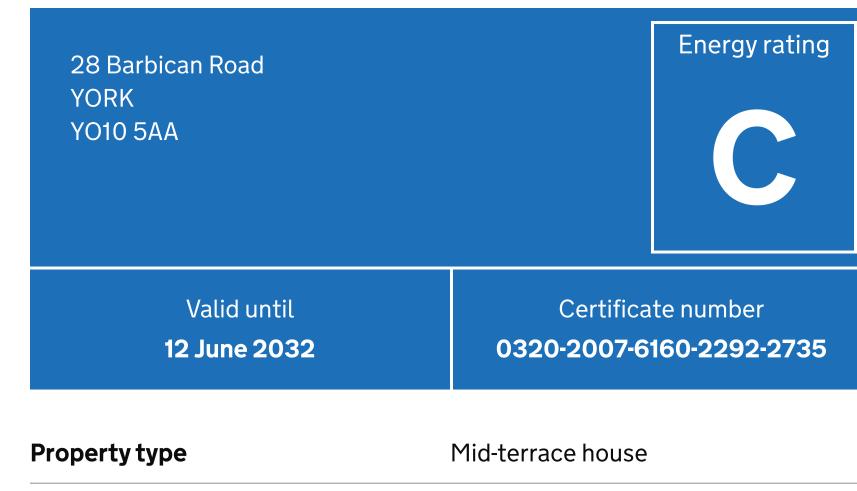
**Certificate contents** 

- Energy performance rating for this property Breakdown of property's energy
- performance Environmental impact of this property
- Improve this property's energy performance
- Estimated energy use and
- potential savings Contacting the assessor and
- accreditation scheme Other certificates for this property

Share this certificate

Copy link to clipboard

### **⇔** Print



Rules on letting this property		

#### If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions.

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

**Energy efficiency rating for this** property

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

**Potential** 

**Rating** 

Good

4.8 tonnes of CO2

2.2 tonnes of CO2

Potential energy

£245

£967

£281

77 | C

Very poor

#### See how to improve this property's energy performance. **Energy rating** Current Score 92+

55-68 39-54 21-38 1-20 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

• the average energy score is 60

Breakdown of property's energy

very good (most efficient) good

Each feature is assessed as one of the following:

**Description Feature** 

performance

average

poor

Wall

(assumed) Pitched, 270 mm loft insulation Roof

Fully double glazed Window Average Main heating Boiler and radiators, mains gas Good Programmer, room thermostat and TRVs Good Main heating

Solid brick, as built, no insulation

control		
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
The primary energy user square metre (kWh/less)  What is primary e		hours per
		_
Environme	ental impact of this pro	operty

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

to be B.

6 tonnes of CO2

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

This property's current environmental impact rating is D. It has the potential

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 2.6 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average

(86).Do I need to follow these steps in order?

step1 **Step 2: Floor insulation (solid floor)** 

Step 1: Internal or external wall insulation

Step 3: Solar photovoltaic panels, 2.5 kWp Solar photovoltaic panels Typical installation cost Typical yearly saving

this property **Potential saving** 

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

The potential saving shows how much money you could save if you complete

### £3,500 - £5,500 £338 Potential rating after completing 86 | B steps 1 to 3

# Heating use in this property

Estimated energy used to heat this property

is used by the people living at the property.

Potential energy savings by installing insulation **Amount of energy saved** Type of insulation Solid wall insulation 6093 kWh per year

**Estimated energy used** 

16487 kWh per year

1986 kWh per year

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.

Matthew Fletcher

hendersonholdmat@aol.com

07812 768806

#### **Assessor ID** EES/019611 01455 883 250 Telephone enquiries@elmhurstenergy.co.uk **Email**

**Assessor contact details** 

Assessor's name

**Telephone** 

**Email** 

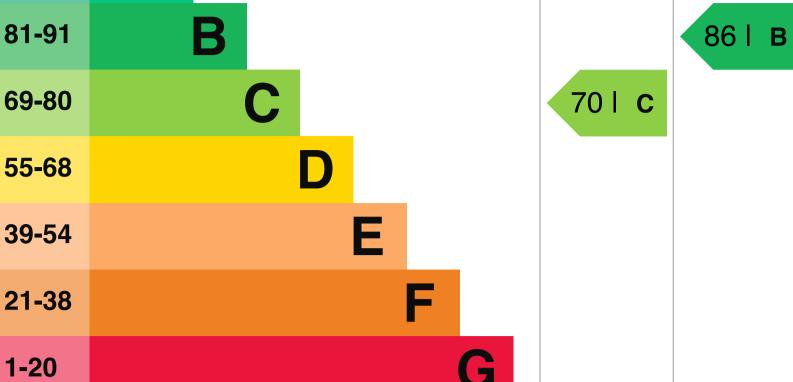
Assessor's declaration	No related party	
Date of assessment	13 June 2022	
Date of certificate	13 June 2022	
Type of assessment	► <u>RdSAP</u>	

# Other certificates for this property

**Certificate number** 0158-2073-6289-5152-9920

listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or

4 January 2022 8128-6922-5789-2559-3022 25 December 2018



bills are likely to be. For properties in England and Wales: • the average energy rating is D

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.

### 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.

control

An average household produces

This property produces

performance

Typical yearly saving

Potential rating after completing

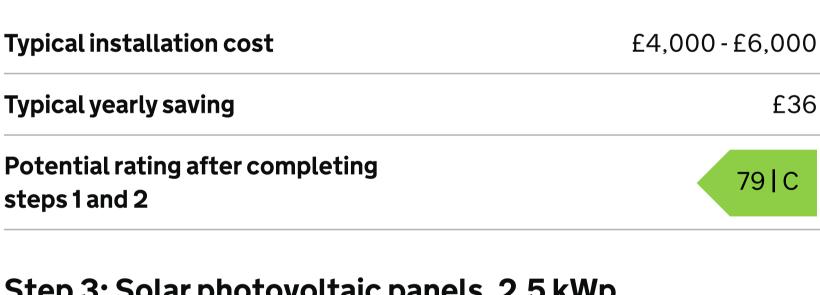
Floor insulation (solid floor)

occupancy and energy use. They may not reflect how energy is consumed by the people living at the property. Improve this property's energy

#### could reduce this property's energy use and potentially rating save money. Carrying out these changes in order will improve the property's energy rating and score from C (70) to B

By following our step by step recommendations you

Internal or external wall insulation Typical installation cost £4,000 - £14,000



# Estimated energy use and potential

Estimated yearly energy cost for

savings

Type of heating

**Space heating** 

**Water heating** 

Find energy grants and ways to save energy in your home.

Paying for energy improvements

each recommended step in order. For advice on how to reduce your energy bills visit Simple Energy Advice.

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

Contacting the assessor and accreditation scheme This EPC was created by a qualified energy assessor.

### Accreditation scheme contact details **Accreditation scheme** Elmhurst Energy Systems Ltd

Assessment details	
Assessor's declaration	No related party
Date of assessment	13 June 2022

# If you are aware of previous certificates for this property and they are not

call our helpdesk on 020 3829 0748.

**Expired** on

Accessibility statement Cookies on our service Feedback Service performance

OGL All content is available under the Open Government Licence v3.0, except where otherwise stated