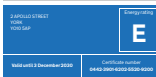


Energy performance certificate (EPC)

Certificate contents

- Location of the property
- Energy performance rating for the property
- Breakdown of energy or energy performance
- Estimated annual CO₂ emissions
- Energy performance
- Estimated energy use and CO₂ emissions
- Energy costs
- Guidance on how to improve the energy performance

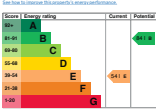


Rules on letting this property

Properties in categories F, G, H, I cannot let. Properties in categories A, B, C, D, E can let. If the property is in category C, G, H, I cannot let, unless an exemption has been granted. You can read [guidance on exemptions on the register's site](#).

Energy efficiency rating for this property

The property's current energy rating is E. It has the potential to be B.



The graph shows the 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 carbon dioxide (CO₂) emissions are likely to be.

The average energy rating and score for properties in England and Wales are D (65).

Breakdown of property's energy performance

This table shows the energy performance for features of the 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 "measured", it means that the feature could not be tested and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Solid masonry, at least, in location (measured)	Very poor
Roof	Pitched, 200 mm soft insulation	Very good
Windows	Fully double glazed	Average
Hot heating	Boiler and radiators, condensing	Good
Hot heating	Programmable, non-thermostatic and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, non-insulation (measured)	Poor
Secondary heating	None	Not

Primary energy use
The primary energy use for this property per year is 352 kilowatt hours per square metre (kWh/m²).
[What is an energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power uses leads to production of a number of the UK's CO₂ emissions.

Assessment measure	Amount of CO ₂ produced
Heating system	5.5 tonnes of CO ₂
Hot water system	1.8 tonnes of CO ₂
Hot water system	1.8 tonnes of CO ₂

By making the recommended changes, you could reduce this property's CO₂ emissions by 2 tonnes per year. This is the total reduction from environmental assessment ratings, assessed on assumptions about average occupancy and energy use. They do not take into account the potential of the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency. If you make all of the recommended changes, this will improve the property's energy rating and score from E (51 to 84).

[What is an energy use?](#)

Recommendation 1: Internal or external wall insulation

Internal or external wall insulation	Typical installation cost	Typical energy saving	Potential energy saving after carrying out recommendations 1 to 2
	£1,000 - £14,000	£122	£170

Recommendation 2: Floor insulation (solid floor)

Floor insulation (solid floor)	Typical installation cost	Typical energy saving	Potential energy saving after carrying out recommendations 1 and 2
	£4,000 - £6,000	£35	£105

Recommendation 3: Replace boiler with new condensing boiler

Condensing boiler	Typical installation cost	Typical energy saving	Potential energy saving after carrying out recommendations 1 to 3
	£2,200 - £3,000	£70	£135

Recommendation 4: Solar water heating

Solar water heating	Typical installation cost	Typical energy saving	Potential energy saving after carrying out recommendations 1 to 4
	£4,800 - £6,800	£20	£140

Recommendation 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels	Typical installation cost	Typical energy saving	Potential energy saving after carrying out recommendations 1 to 5
	£3,500 - £5,500	£25	£165

Paying for energy improvements

Find out more about the different ways to pay for energy improvements.

Estimated energy use and potential savings

Estimated primary energy use for this property	Estimated energy saving
£115	£58

The reduction cost does not include the savings that could be made from this property for heating, lighting and hot water. It is not based on how energy is used by the property, but on the energy efficiency.

The addition of energy use is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills, visit [Smart Energy Advice](#).

Heating use in this property

Heating use in this property	Estimated energy use per year
Space heating	15,665.0 kWh per year
Water heating	2174.0 kWh per year

Potential energy savings by installing heating

Type of installation	Amount of energy saved
Internal insulation	£28,100 per year

You might be able to reduce emissions by replacing your existing heating system with an air and ground source heat pump. The potential energy saving for space and water heating will be from the basis of the property.

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 challenge it to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor accreditation scheme.

Accreditation schemes are approved by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Matthew Cochrane
Telephone	0203 397 8020
Email	matco@epcassess.co.uk

Accreditation scheme contact details

Accreditation scheme	EnergyMark Energy Systems Ltd
Assessor ID	ESL01641
Telephone	01455 660 259
Email	enquiries@energy-mark.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	4 December 2020
Date of validity	4 December 2022
Type of assessment	RES-E

Other certificates for this property

If you are aware of other certificates for this property, we may be able to add them. Please contact us at [01924 933000](#).

Other certificates for this property are not added to the register as GOV 3628 0748.

There are no related certificates for this property.