

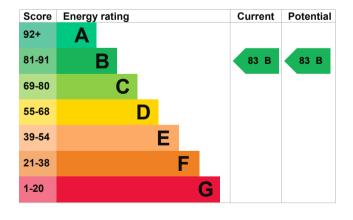
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance).

Energy rating and score

This property's current energy rating is B. 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:

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
Walls	Average thermal transmittance 0.14 W/m²K	Very good
Floor	Average thermal transmittance 0.12 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.8 m³/h.m² (as tested)	Very good
Roof	(other premises above)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Community combined heat and power
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 47 kilowatt hours per square metre (kWh/m2).

An average household would need to spend £600 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 1,921 kWh per year for heating
- 1,951 kWh per year for hot water

Impact on the environment	onment	This property produces	0.6 tonnes of CO2
This property's current envirating is A. It has the potent	•	This property's potential production	0.6 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. Carbon emissions		You could improve this properties by making the sulfill help to protect the	uggested changes.
An average household 6 tonnes of CO2 produces		These ratings are based or average occupancy and en living at the property may u of energy.	ergy use. People

Changes you could make

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u>
(https://www.simpleenergyadvice.org.uk/)

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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 Matthew Gibson Telephone 01617621055

Email <u>matthew.gibson@energycounsel.co.uk</u>

Contacting the accreditation scheme

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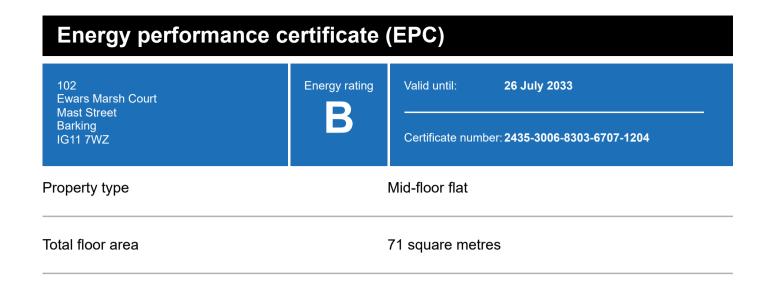
Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/021137
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration No related party
Date of assessment 27 July 2023
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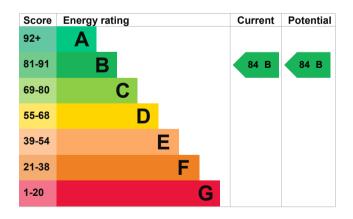
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Feature	Description	Rating
Walls	Average thermal transmittance 0.17 W/m²K	Very good
Floor	Average thermal transmittance 0.09 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.0 m³/h.m² (as tested)	Good
Roof	(other premises above)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

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- · Community combined heat and power
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 42 kilowatt hours per square metre (kWh/m2).

An average household would need to spend £608 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 1,797 kWh per year for heating
- 2,035 kWh per year for hot water

Impact on the enviro	onment	This property produces	0.6 tonnes of CO2
This property's current envir	•	This property's potential production	0.6 tonnes of CO2
Properties get a rating from on how much carbon dioxide produce each year. CO2 ha	e (CO2) they `	You could improve this properties one by making the sum of the sum	uggested changes.
An average household 6 tonnes of CO2 produces		These ratings are based or average occupancy and en living at the property may u of energy.	ergy use. People

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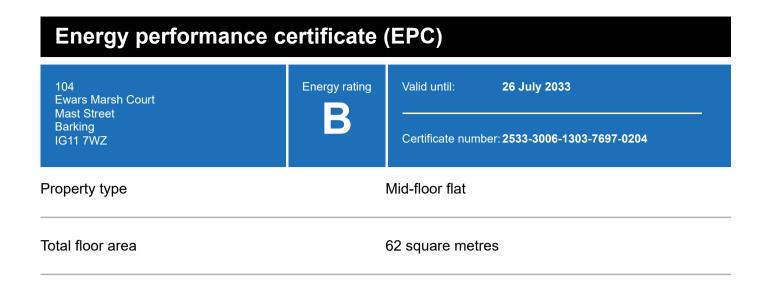
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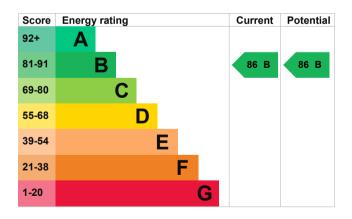
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Walls	Average thermal transmittance 0.15 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.8 m³/h.m² (as tested)	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

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- · Community combined heat and power
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 32 kilowatt hours per square metre (kWh/m2).

An average household would need to spend £478 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 705 kWh per year for heating
- 1,951 kWh per year for hot water

Impact on the enviro	onment	This property produces	0.4 tonnes of CO2
This property's current environment environment at the potent	•	This property's potential production	0.4 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this properties by making the sum of	uggested changes.
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An average household 6 tonnes of CO2 produces		These ratings are based or average occupancy and en living at the property may u of energy.	ergy use. People

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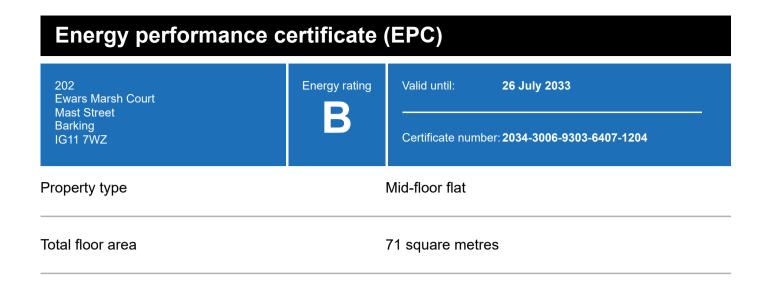
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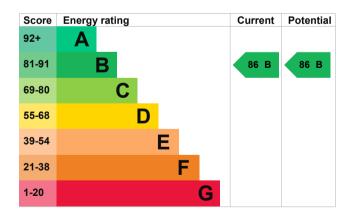
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Feature	Description	Rating
Walls	Average thermal transmittance 0.17 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.2 m³/h.m² (as tested)	Good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Community combined heat and power
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 34 kilowatt hours per square metre (kWh/m2).

An average household would need to spend £539 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 1,094 kWh per year for heating
- 2,035 kWh per year for hot water

Impact on the environment	onment	This property produces	0.5 tonnes of CO2
This property's current envirating is A. It has the potent	•	This property's potential production	0.5 tonnes of CO2
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An average household 6 tonnes of CO2 produces		These ratings are based or average occupancy and en living at the property may use of energy.	ergy use. People

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Help paying for energy improvements

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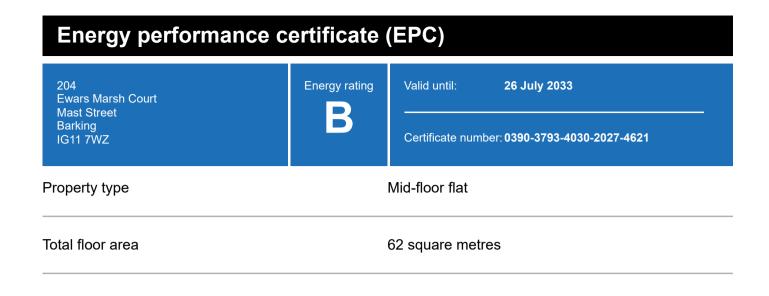
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Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.1 m³/h.m² (as tested)	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

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Heating this property

Estimated energy needed in this property is:

- 705 kWh per year for heating
- 1,951 kWh per year for hot water

Impact on the enviro	onment	This property produces	0.4 tonnes of CO2
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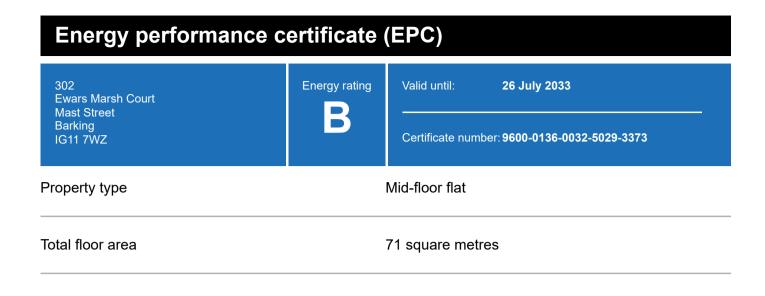
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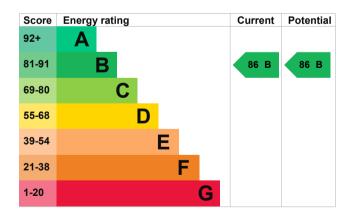
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Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.3 m³/h.m² (as tested)	Good
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Floor	(other premises below)	N/A
Secondary heating	None	N/A

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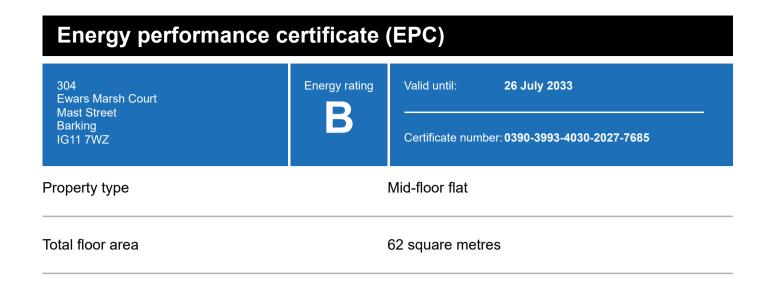
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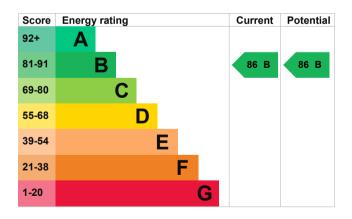
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Windows	High performance glazing	Very good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.5 m³/h.m² (as tested)	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Community combined heat and power
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 32 kilowatt hours per square metre (kWh/m2).

An average household would need to spend £478 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 705 kWh per year for heating
- 1,951 kWh per year for hot water

Impact on the enviro	onment	This property produces	0.4 tonnes of CO2
This property's current environment environment at the potent	•	This property's potential production	0.4 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha	e (CO2) they `	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		• •	
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	

Changes you could make

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u> (https://www.simpleenergyadvice.org.uk/)

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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 Matthew Gibson Telephone 01617621055

Email <u>matthew.gibson@energycounsel.co.uk</u>

Contacting the accreditation scheme

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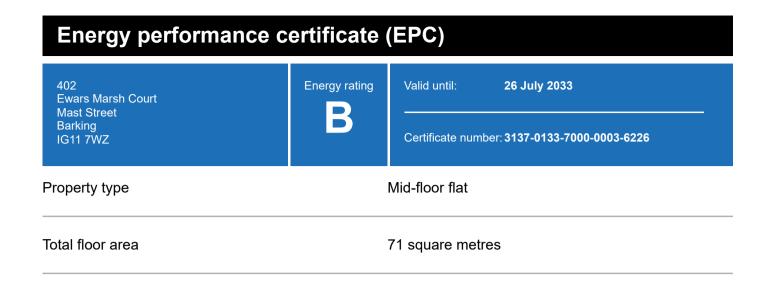
Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/021137
Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration No related party
Date of assessment 27 July 2023
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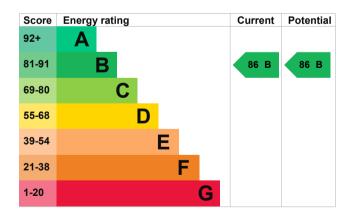
Properties can be let if they have an energy rating from A to E.

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Energy rating and score

This property's current energy rating is B. 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:

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
Walls	Average thermal transmittance 0.17 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.3 m³/h.m² (as tested)	Good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Community combined heat and power
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 34 kilowatt hours per square metre (kWh/m2).

An average household would need to spend £539 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 1,094 kWh per year for heating
- 2,035 kWh per year for hot water

Impact on the environment	onment	This property produces	0.5 tonnes of CO2	
This property's current envirating is A. It has the potent	•	This property's potential production	0.5 tonnes of CO2	
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha	e (CO2) they `	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.		

Changes you could make

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Help paying for energy improvements

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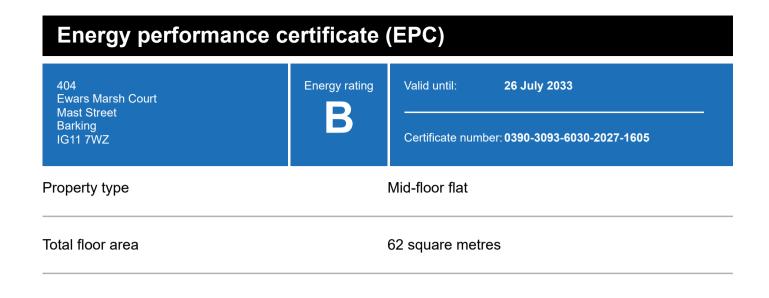
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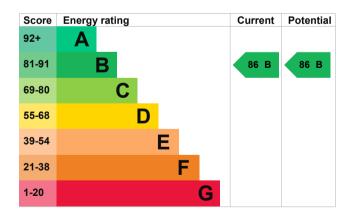
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Energy rating and score

This property's current energy rating is B. 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.

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Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 1.9 m³/h.m² (as tested)	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

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Heating this property

Estimated energy needed in this property is:

- 705 kWh per year for heating
- 1,951 kWh per year for hot water

Impact on the enviro	onment	This property produces	0.4 tonnes of CO2
This property's current envir rating is A. It has the potenti	•	This property's potential production	0.4 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes.	
Carbon emissions		This will help to protect the	environment.
An average household 6 tonnes of CO2 produces		These ratings are based or average occupancy and en living at the property may u of energy.	ergy use. People

Changes you could make

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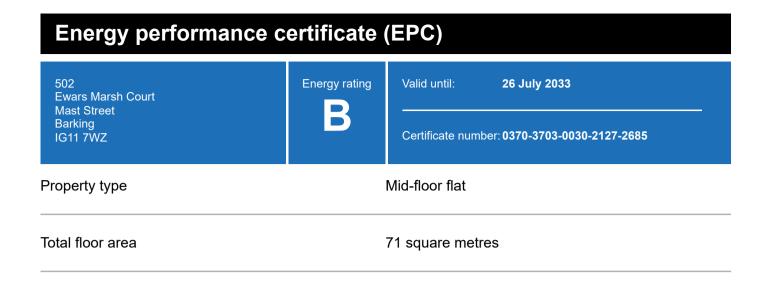
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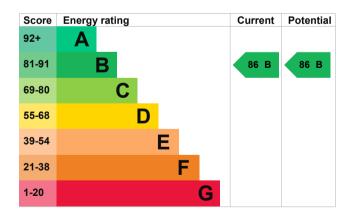
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Energy rating and score

This property's current energy rating is B. 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.

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Features in this property

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Low and zero carbon energy sources

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Heating this property

Estimated energy needed in this property is:

- 1,094 kWh per year for heating
- 2,035 kWh per year for hot water

Impact on the environment	onment	This property produces	0.5 tonnes of CO2
This property's current envirating is A. It has the potent	•	This property's potential production	0.5 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. Carbon emissions		You could improve this properties by making the sulfill help to protect the	uggested changes.
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Changes you could make

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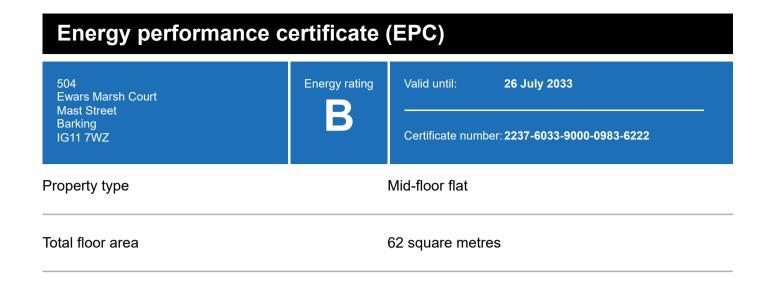
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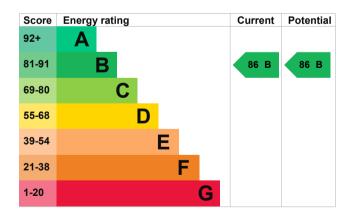
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Energy rating and score

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

<u>See how to improve this property's energy efficiency.</u>



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Low and zero carbon energy sources

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Heating this property

Estimated energy needed in this property is:

- 705 kWh per year for heating
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Impact on the enviro	onment	This property produces	0.4 tonnes of CO2
This property's current envir rating is A. It has the potenti	•	This property's potential production	0.4 tonnes of CO2
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Changes you could make

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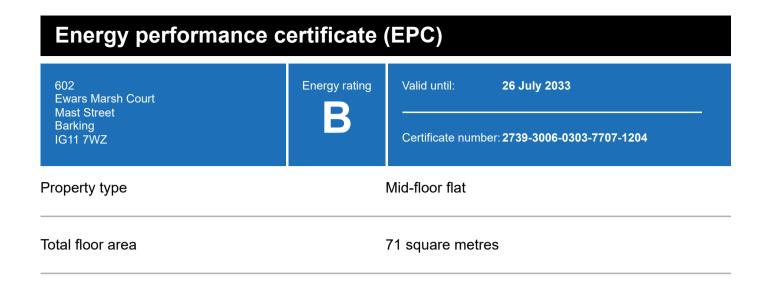
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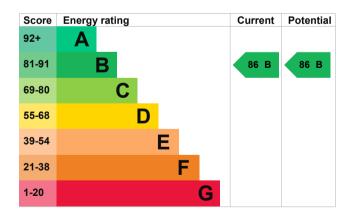
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Energy rating and score

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Secondary heating	None	N/A

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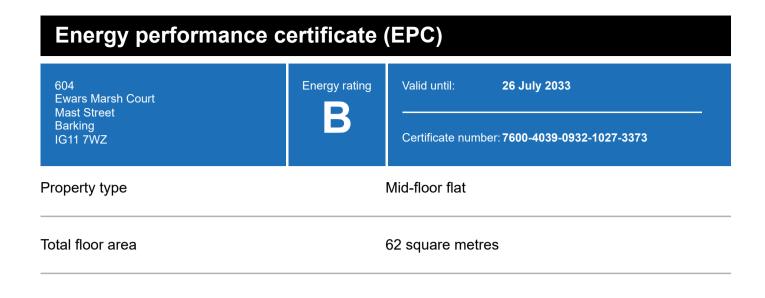
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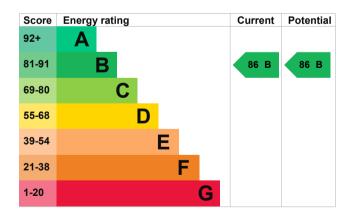
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- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 32 kilowatt hours per square metre (kWh/m2).

An average household would need to spend £478 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 705 kWh per year for heating
- 1,951 kWh per year for hot water

Impact on the environment	onment	This property produces	0.4 tonnes of CO2
This property's current envirating is A. It has the potent	•	This property's potential production	0.4 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. Carbon emissions		You could improve this properties one by making the sum of the sum	uggested changes.
An average household 6 tonnes of CO2 produces		These ratings are based or average occupancy and en living at the property may u of energy.	ergy use. People

Changes you could make

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u>
(https://www.simpleenergyadvice.org.uk/)

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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 Matthew Gibson Telephone 01617621055

Email <u>matthew.gibson@energycounsel.co.uk</u>

Contacting the accreditation scheme

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Accreditation scheme Elmhurst Energy Systems Ltd

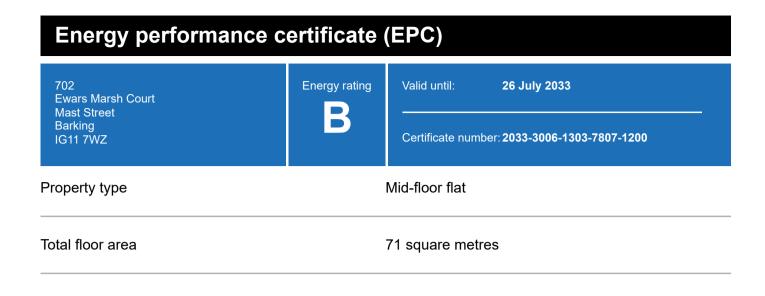
Assessor's ID EES/021137
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration No related party
Date of assessment 27 July 2023
Date of certificate 27 July 2023

Type of assessment SAP



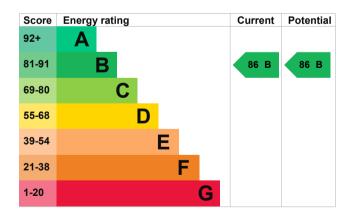
Properties can be let if they have an energy rating from A to E.

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Energy rating and score

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

<u>See how to improve this property's energy efficiency.</u>



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:

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
Walls	Average thermal transmittance 0.17 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.6 m³/h.m² (as tested)	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Community combined heat and power
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 34 kilowatt hours per square metre (kWh/m2).

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Heating this property

Estimated energy needed in this property is:

- 1,094 kWh per year for heating
- 2,035 kWh per year for hot water

Impact on the enviro	onment	This property produces	0.5 tonnes of CO2
This property's current envir	•	This property's potential production	0.5 tonnes of CO2
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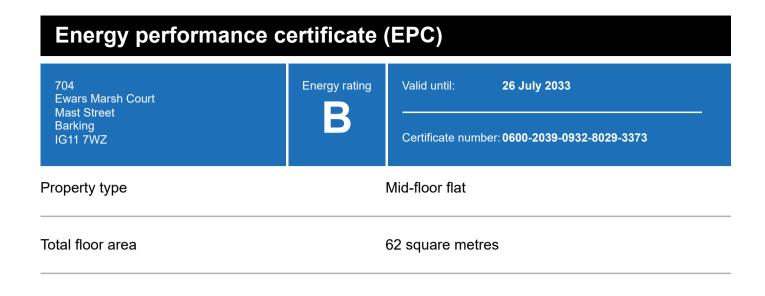
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Energy rating and score

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

See how to improve this property's energy efficiency.



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Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.9 m³/h.m² (as tested)	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

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onment	This property produces	0.4 tonnes of CO2
•	This property's potential production	0.4 tonnes of CO2
e (CO2) they `	You could improve this property's CO2 emissions by making the suggested changes.	
	This will help to protect the	environment.
6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	
	ronmental impact ial to be A. A (best) to G (worst) e (CO2) they rms the environment.	This property's potential production A (best) to G (worst) e (CO2) they rms the environment. You could improve this propential production You could improve this propential production You could improve this propential production These ratings are based or average occupancy and enliving at the property may understand the property may

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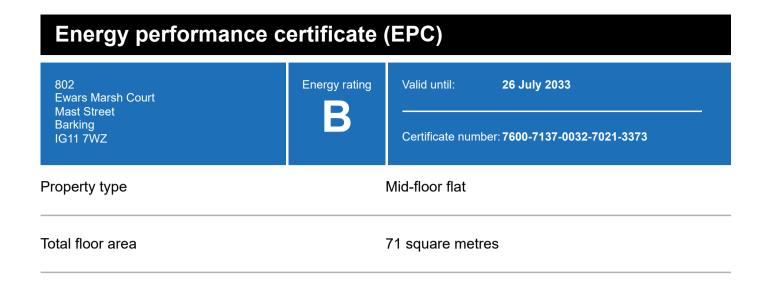
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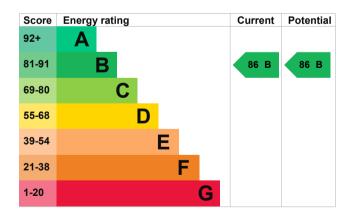
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Energy rating and score

This property's current energy rating is B. 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.

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Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.0 m³/h.m² (as tested)	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

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Heating this property

Estimated energy needed in this property is:

- 1,094 kWh per year for heating
- 2,035 kWh per year for hot water

Impact on the enviro	onment	This property produces	0.5 tonnes of CO2
This property's current envir	•	This property's potential production	0.5 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha	e (CO2) they `	You could improve this property's CO2 emissions by making the suggested changes.	
Carbon emissions		This will help to protect the	environment.
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	

Changes you could make

The assessor did not make any recommendations for this property.

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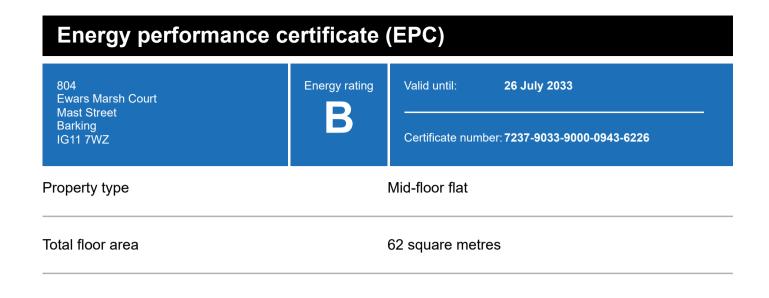
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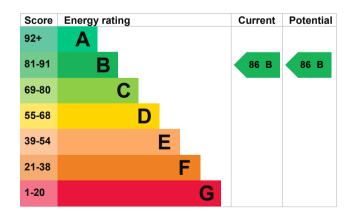
Properties can be let if they have an energy rating from A to E.

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Energy rating and score

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

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Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.4 m³/h.m² (as tested)	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

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Heating this property

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Impact on the enviro	onment	This property produces	0.4 tonnes of CO2
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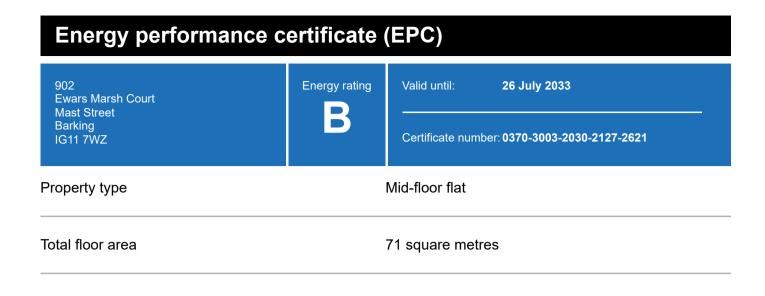
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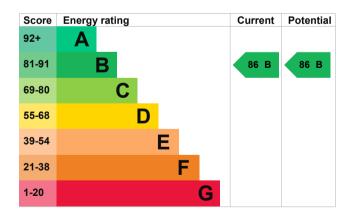
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Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.7 m³/h.m² (as tested)	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

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Impact on the enviro	onment	This property produces	0.5 tonnes of CO2
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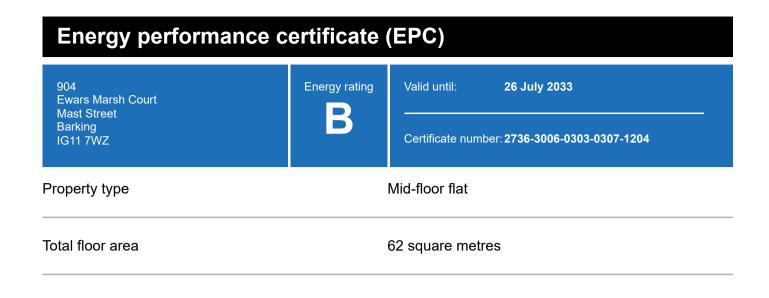
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Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.6 m³/h.m² (as tested)	Very good
Roof	(other premises above)	N/A
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You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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 Matthew Gibson Telephone 01617621055

Email <u>matthew.gibson@energycounsel.co.uk</u>

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

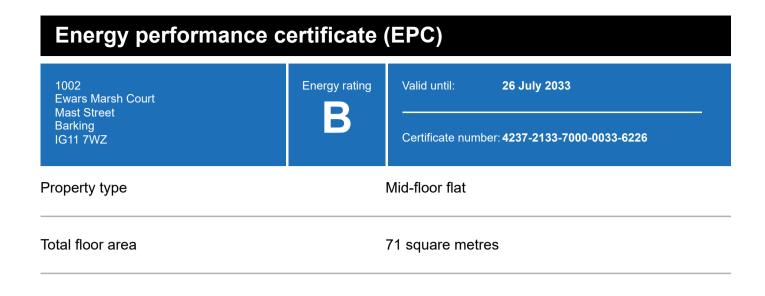
Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/021137
Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration No related party
Date of assessment 27 July 2023
Date of certificate 27 July 2023



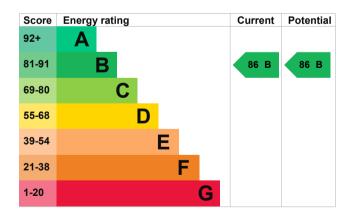
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</u>).

Energy rating and score

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

<u>See how to improve this property's energy efficiency.</u>



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:

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
Walls	Average thermal transmittance 0.17 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.2 m³/h.m² (as tested)	Good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Community combined heat and power
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 34 kilowatt hours per square metre (kWh/m2).

An average household would need to spend £539 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 1,094 kWh per year for heating
- 2,035 kWh per year for hot water

Impact on the environment	onment	This property produces	0.5 tonnes of CO2
This property's current envirating is A. It has the potent	•	This property's potential production	0.5 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha	e (CO2) they `	You could improve this properties one by making the sum of the sum	uggested changes.
An average household 6 tonnes of CO2 produces		These ratings are based or average occupancy and en living at the property may u of energy.	ergy use. People

Changes you could make

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u>
(https://www.simpleenergyadvice.org.uk/)

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

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Who to contact about this certificate

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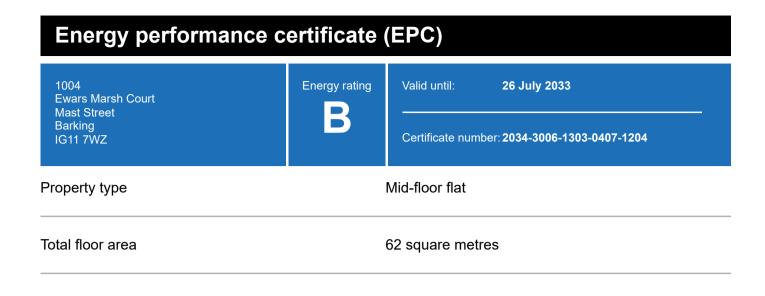
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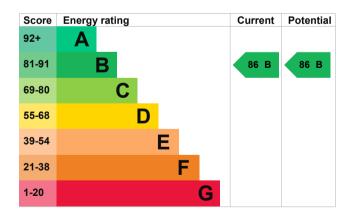
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Energy rating and score

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

<u>See how to improve this property's energy efficiency.</u>



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:

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
Walls	Average thermal transmittance 0.15 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.3 m³/h.m² (as tested)	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Community combined heat and power
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 32 kilowatt hours per square metre (kWh/m2).

An average household would need to spend £478 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 705 kWh per year for heating
- 1,951 kWh per year for hot water

Impact on the enviro	onment	This property produces	0.4 tonnes of CO2
This property's current envir	•	This property's potential production	0.4 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes.	
Carbon emissions		This will help to protect the	environment.
An average household 6 tonnes of CO2 produces		These ratings are based or average occupancy and en living at the property may u of energy.	ergy use. People

Changes you could make

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u> (https://www.simpleenergyadvice.org.uk/)

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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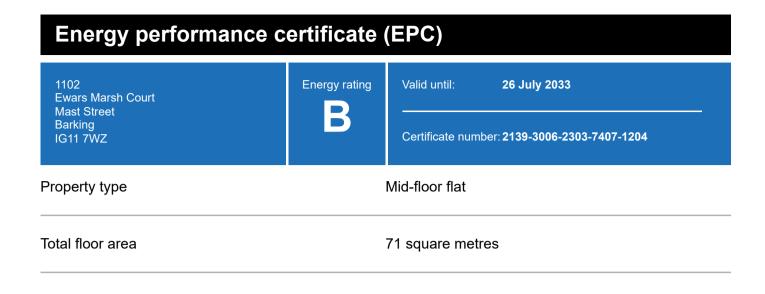
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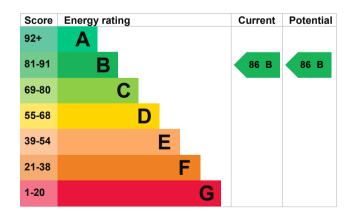
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Energy rating and score

This property's current energy rating is B. 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:

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.

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Feature	Description	Rating
Walls	Average thermal transmittance 0.17 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.1 m³/h.m² (as tested)	Good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Community combined heat and power
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 34 kilowatt hours per square metre (kWh/m2).

An average household would need to spend £539 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 1,094 kWh per year for heating
- 2,035 kWh per year for hot water

Impact on the environment	onment	This property produces	0.5 tonnes of CO2
This property's current envirating is A. It has the potent	•	This property's potential production	0.5 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha	e (CO2) they `	You could improve this properties one by making the sum of the sum	uggested changes.
An average household 6 tonnes of CO2 produces		These ratings are based or average occupancy and en living at the property may u of energy.	ergy use. People

Changes you could make

The assessor did not make any recommendations for this property.

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Help paying for energy improvements

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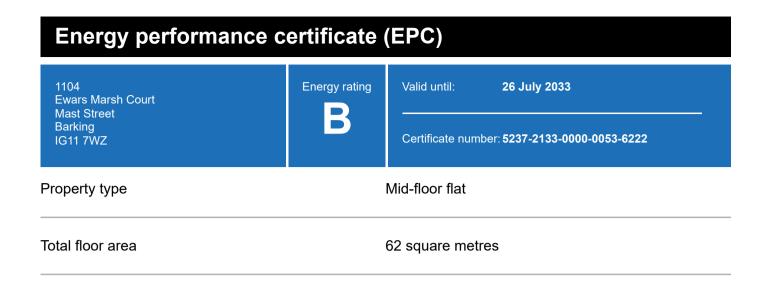
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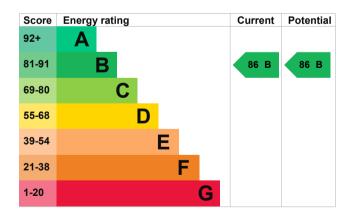
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Energy rating and score

This property's current energy rating is B. 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:

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
Walls	Average thermal transmittance 0.15 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.5 m³/h.m² (as tested)	Good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Community combined heat and power
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 32 kilowatt hours per square metre (kWh/m2).

An average household would need to spend £478 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 705 kWh per year for heating
- 1,951 kWh per year for hot water

Impact on the enviro	onment	This property produces	0.4 tonnes of CO2
This property's current environmental impact rating is A. It has the potential to be A.		This property's potential production	0.4 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. Carbon emissions		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	

Changes you could make

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u>
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Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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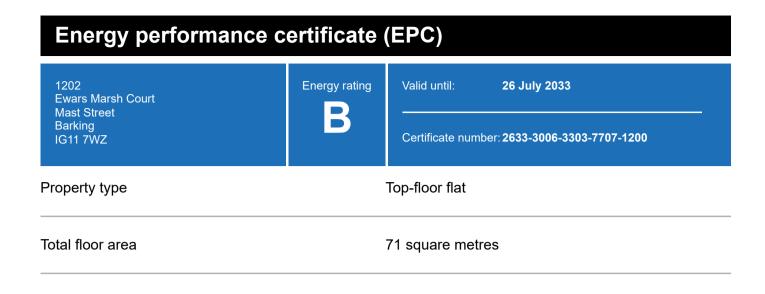
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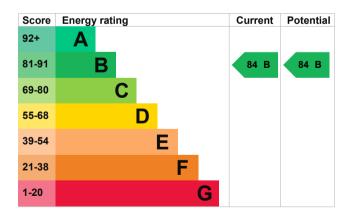
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Energy rating and score

This property's current energy rating is B. 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:

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
Walls	Average thermal transmittance 0.17 W/m²K	Very good
Roof	Average thermal transmittance 0.10 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.7 m³/h.m² (as tested)	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Community combined heat and power
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 45 kilowatt hours per square metre (kWh/m2).

An average household would need to spend £642 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- · 2,144 kWh per year for heating
- 2,035 kWh per year for hot water

Impact on the environment		This property produces	0.6 tonnes of CO2
This property's current environmental impact rating is B. It has the potential to be B.		This property's potential production	0.6 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. Carbon emissions		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	

Changes you could make

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u>
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Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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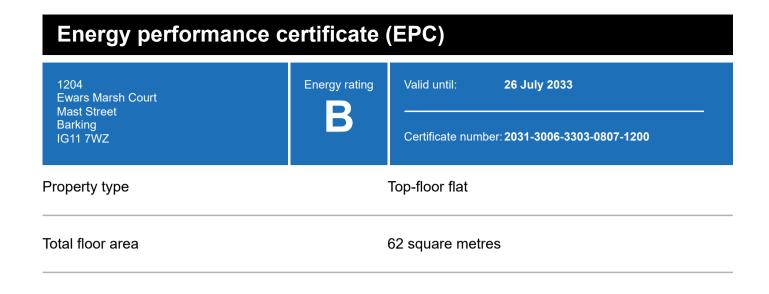
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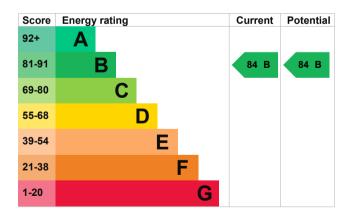
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Energy rating and score

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

<u>See how to improve this property's energy efficiency.</u>



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:

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
Walls	Average thermal transmittance 0.15 W/m²K	Very good
Roof	Average thermal transmittance 0.10 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and at least two room stats	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.0 m³/h.m² (as tested)	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Community combined heat and power
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 42 kilowatt hours per square metre (kWh/m2).

An average household would need to spend £560 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 1,536 kWh per year for heating
- 1,951 kWh per year for hot water

Impact on the environment	onment	This property produces	0.5 tonnes of CO2
This property's current environmental impact rating is A. It has the potential to be A.		This property's potential production	0.5 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. Carbon emissions		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	

Changes you could make

The assessor did not make any recommendations for this property.

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Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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Assessor's ID EES/021137
Telephone 01455 883 250

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About this assessment

Assessor's declaration No related party
Date of assessment 27 July 2023
Date of certificate 27 July 2023