

Energy performance certificate (EPC) 23 Manor Way NORTH FAMBRIDGE CM3 6YD Energy rating C Valid until 14 August 2032 Certificate number: 0300-3835-8180-2392-4931 Semi-detached house Total floor area 57 square metres

Rules on letting this property

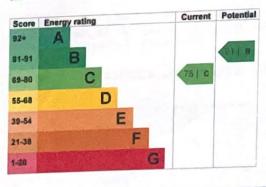
Properties can be let if they have an energy rating from A to E.

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 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.



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

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.

		Rating
Feature	Description 0.07 N//m²//	Very good
Walls	Average thermal transmittance 0.27 W/m²K	Very good
Roof	Average thermal transmittance 0.11 W/m²K	
Floor	Average thermal transmittance 0.14 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 96 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

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

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

6 tonnes of CO2

This property's potential 0.0 tonnes of CO2 production

By making the <u>recommended changes</u> you could reduce this property's CO2 emissions by 1.2 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 (75) to B (91).

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£56
2. Solar photovoltaic panels	£3,500 - £5,500	£364

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£404
Potential saving	£56

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 complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice

(https://www.gov.uk/improve-energy-efficiency).

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	1866 kWh per year
Water heating	1723 kWh per year
Potential energ	v savings by installing

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

intacting 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

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation

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

Assessor contact details

Assessor's name

Telephone

Email

James Lane 01582 544250 epc@ee-ltd.co.uk

Accreditation scheme contact details

Accreditation scheme

Assessor ID Telephone

Email-

Elmhurst Energy Systems Ltd

EES/022679 01455 883 250

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

No related party

15 August 2022

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SAP