

## Rules on letting this property

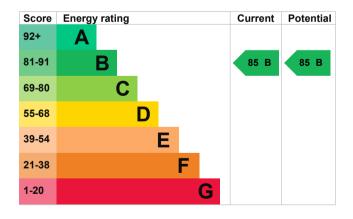
Properties can be let if they have an energy rating from A to E.

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

## **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:

the average energy rating is D the average energy score is 60

## Breakdown of property's energy performance

### 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 Very good |  |
|----------------------|--|------------------|--|
| Walls                | Average thermal transmittance 0.18 W/m²K |                  |  |
| Roof                 | Average thermal transmittance 0.11 W/m²K | Very good        |  |
| Windows              | High performance glazing                 | Very good        |  |
| Main heating         | Boiler and radiators, mains gas          | Good             |  |
| Main heating control | Programmer, room thermostat and TRVs     | Very good        |  |
| Hot water            | From main system                         | Good             |  |
| Lighting             | Low energy lighting in all fixed outlets | Very good        |  |
| Air tightness        | Air permeability 4.6 m³/h.m² (as tested) | 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:

· Solar photovoltaics

#### Primary energy use

The primary energy use for this property per year is 77 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £266 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 2017** 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:

- 1,131 kWh per year for heating
- 1,525 kWh per year for hot water

| Impact on the environment  |                 | This property produces  | 0.7 tonnes of CO2 |
|--|-----------------|---|-------------------|
| This property's current environmental impact rating is B. It has the potential to be B.  |                 | This property's potential production  | 0.7 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.

#### 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 <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

### 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 Stephen Smith Telephone 01635 261582

Email <u>testing@southernenergyconsultants.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/007268
Telephone 01455 883 250

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

#### About this assessment

Assessor's declaration

Date of assessment

Date of certificate

No related party
4 December 2017
4 December 2017

Type of assessment SAP