

Rules on letting this property

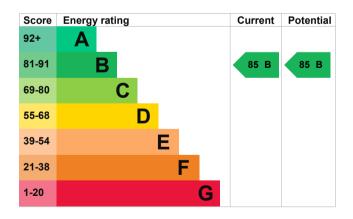
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (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.

<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 |
|----------------------|--|--------------|
| Walls | Average thermal transmittance 0.26 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 thermostats | Good |
| Hot water | Community scheme, flue gas heat recovery | Very good |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Air tightness | Air permeability 4.5 m³/h.m² (assessed average) | 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 41 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £281 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 2022** 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:

- 713 kWh per year for heating
- 1,987 kWh per year for hot water

More ways to save energy

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

| Environmental impa property | act of this | This property produces | 0.5 tonnes of CO2 | |
|--|-----------------|---|-------------------|--|
| This property's current envi | | This property's potential production | 0.5 tonnes of CO2 | |
| Properties get a rating from on how much carbon dioxic produce each year. CO2 ha | le (CO2) they ` | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. | | |
| Carbon emissions | | These ratings are based or | - | |
| An average household produces | 6 tonnes of CO2 | 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.

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 Neelam Paranjpe Telephone 01494 459 212

Email <u>neelam.paranjpe@puresustainability.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 Stroma Certification Ltd

Assessor's ID STRO027167 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

No related party
29 March 2022
20 April 2022

Type of assessment SAP