| Energy performance certificate (EPC)  |                  |                     |                          |
|---------------------------------------|------------------|---------------------|--------------------------|
| 12, Farriers Way<br>Widegates<br>LOOE | Energy rating    | Valid until:        | 24 May 2031              |
| PL13 1FL                              | D                | Certificate number: | 1839-1235-4000-0135-2222 |
| Property type End-terrace house       |                  |                     |                          |
| Total floor area                      | 80 square metres |                     |                          |

## Rules on letting this property

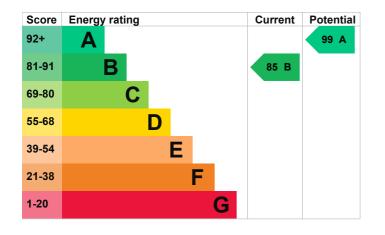
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>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 0.19 W/m²K              | Very good |
| Roof                 | Average thermal transmittance 0.10 W/m <sup>2</sup> K | Very good |
| Floor                | Average thermal transmittance 0.13 W/m <sup>2</sup> K | Very good |
| Windows              | High performance glazing                              | Very good |
| Main heating         | Air source heat pump, radiators, electric             | Average   |
| 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 1.2 m³/h.m² (as tested)              | Very good |
| Secondary heating    | Room heaters, wood logs                               | 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:

- Biomass secondary heating
- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 88 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£435 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 £99 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 1,115 kWh per year for heating
- 2,082 kWh per year for hot water

| Impact on the enviro   | nment                    | This property produces  | 1.2 tonnes of CO2                     |
|--|--------------------------|---|---------------------------------------|
| This property's environmenta has the potential to be A.                | l impact rating is B. It | This property's potential production  | -0.1 tonnes of CO2                    |
| Properties get a rating from A<br>how much carbon dioxide (Co<br>year. |                          | You could improve this proper making the suggested chang protect the environment. | , , , , , , , , , , , , , , , , , , , |
| Carbon emissions   |                          | These ratings are based on average occupancy and ene                              | rgy use. People living at             |
| An average household<br>produces                                       | 6 tonnes of CO2          | the property may use different amounts of energ                                   | nt amounts of energy.                 |

## Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £99                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £369                  |

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (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 | Daniel Hilsdon            |
|-----------------|---------------------------|
| Telephone       | 01579 382202              |
| Email           | danhilsdon@btinternet.com |

#### 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/019793                     |
| Telephone            | 01455 883 250                  |
| Email                | enquiries@elmhurstenergy.co.uk |

## About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment     | 25 May 2021      |
| Date of certificate    | 25 May 2021      |
| Type of assessment     | SAP              |