

### Rules on letting this property

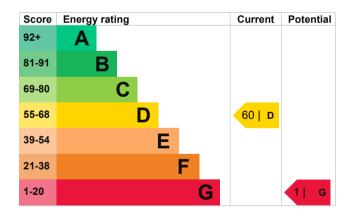
Properties can be let if they have an energy rating from A to E.

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

## Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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
- very poor (least efficient)

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.

Feature	Description	Rating
Wall	Wall	Very poor
Roof	Roof	Average
Window	Window	Average
Main heating	Main-Heating	Very good
Main heating control	Main-Heating-Controls	Poor
Hot water	Hot-Water	Good
Lighting	Lighting	Very poor
Secondary heating	Secondary-Heating	Average
Floor	Floor	N/A

#### Primary energy use

The primary energy use for this property per year is 18228 kilowatt hours per square metre (kWh/m2).

Environmental impa property	ict of this	This property produces	3705.1 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be D.		This property's potential production	3623.9 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 81.22 tonnes per year. This will help to protect the environment.	
Properties with an A rating   than G rated properties.	broduce less CO2	En in an tal in a start	
An average household produces	6 tonnes of CO2	Environmental impact rat assumptions about avera energy use. They may no consumed by the people	ge occupancy and t reflect how energy is

## 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 D (60) to G (1).

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting for all fixed outlets	Information unavailable	£22
2. Solar water heating	Information unavailable	£25
3. 50mm internal or external wall insulation	Information unavailable	£89
4. Solar photovoltaics panels, 25% of roof area	Information unavailable	£32

#### 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	£548.74
Potential saving	£8.47

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 <u>complete each</u>

recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.gov.uk/improve-energy-efficiency</u>).

#### Heating use in this property

Heating a property usually makes up the majority of energy costs.

## Potential energy savings by installing insulation

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

### Contacting 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 assessor directly.

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

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

#### Assessor contact details

Assessor's name	Gordon Alexander
Telephone	01908 442105
Email	<u>info@sava.org.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

NHER SAVA001048 01455 883 250 enquiries@elmhurstenergy.co.uk

No assessor's declaration provided 6 June 2008 8 June 2008 **RdSAP**