

Rules on letting this property

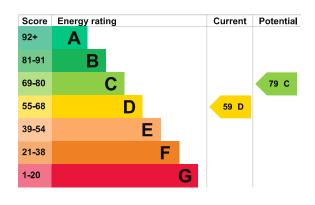
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

<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
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in 70% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
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

Primary energy use

The primary energy use for this property per year is 337 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

Dwelling may have narrow cavities

How this affects your energy bills

An average household would need to spend £2,028 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 £532 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 17,367 kWh per year for heating
- 1,994 kWh per year for hot water

Impact on the environment	This property produces	4.6 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be C.	This property's potential production	2.4 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.	You could improve this pr emissions by making the This will help to protect th	suggested changes.
Carbon emissions	These ratings are based of about average occupancy People living at the prope	and energy use.

amounts of energy.

An average household 6 tonnes of CO2 produces

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£205
2. Cavity wall insulation	£500 - £1,500	£95
3. Internal or external wall insulation	£4,000 - £14,000	£155
4. Low energy lighting	£15	£27
5. Solar water heating	£4,000 - £6,000	£51

Step	Typical installation cost	Typical yearly saving	
6. Solar photovoltaic panels	£3,500 - £5,500	£495	

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 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	Ryan Hunter
Telephone	07757791040
Email	info@hunt-a-epc.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK304782	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		

Assessor's declaration	No related party	
Date of assessment	11 October 2024	
Date of certificate	11 October 2024	
Type of assessment	RdSAP	