

# Rules on letting this property

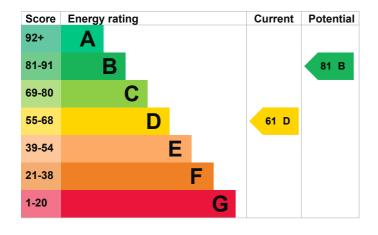
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

See how to improve this property's energy efficiency.



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
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating	Room heaters, wood logs	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Main heating control	No thermostatic control of room temperature	Poor
Hot water	From main system	Good
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	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:

- · Biomass main heating
- Solar photovoltaics

#### Primary energy use

The primary energy use for this property per year is 265 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)
   The assessment does not include any feed-in tariffs that may be applicable to this property.
- · Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend £1,453 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 £603 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:

- 19,256 kWh per year for heating
- 2,277 kWh per year for hot water

production

# Impact on the environment This property produces 3.1 tonnes of CO2 This property's potential 1.4 tonnes of CO2

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

An average household produces

Carbon emissions

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.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£50
2. Internal or external wall insulation	£4,000 - £14,000	£480
3. Solar water heating	£4,000 - £6,000	£28
4. High performance external doors	£2,500	£44

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

# 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	Darren Turner
Telephone	01254826620
Email	darren@wattsmartuk.com

#### **Contacting the accreditation scheme**

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

Assessor's declaration	No related party	
About this assessment		
Email	info@quidos.co.uk	
Telephone	01225 667 570	
Assessor's ID	QUID204423	
Accreditation scheme	Quidos Limited	

About this assessment		
Assessor's declaration	No related party	
Date of assessment	21 September 2021	
Date of certificate	21 September 2021	
Type of assessment	RdSAP	