# Energy performance certificate (EPC)



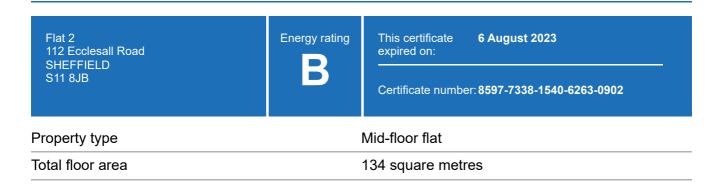
This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

#### Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

dluhc.digital-services@levellingup.gov.uk Telephone: 020 3829 0748



## 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 current energy rating is B. It has the potential to be B.

<u>See how to improve this property's energy</u> <u>efficiency</u>.

Score	Energy rating		Current	Potential
92+	Α			
81-91	В		86 B	86 B
69-80	С			
55-68	D			
39-54	E			
21-38		F		
1-20		G		

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 0.15 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 7.0 m³/h.m² (assessed average)	Average
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 63 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£443 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 2013** 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:

- 2,298 kWh per year for heating
- 2,218 kWh per year for hot water

Impact on the envir	onment	This property produces	1.6 tonnes of CO2	
This property's current env rating is B. It has the poten	•	This property's potential production	1.6 tonnes of CO2	
Properties get a rating from (worst) on how much carbo they produce each year. Co environment.	on dioxide (CO2)	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 of about average occupancy	/ and energy use.	
		People living at the prope amounts of energy.	rty may use different	
An average household produces	6 tonnes of CO2			

## Changes you could make

The assessor did not make any recommendations for this property.

#### 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	Andrew Hart
Telephone	0114 230 2812
Email	info@energy-test.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	NHER
Assessor's ID	NHER003652
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party	
Date of assessment	7 August 2013	
Date of certificate	7 August 2013	
Type of assessment	SAP	