# **Energy performance certificate (EPC)**



#### Property type

Mid-terrace house

### **Total floor area**

76 square metres

## Rules on letting this property



## P You may not be able to let this property

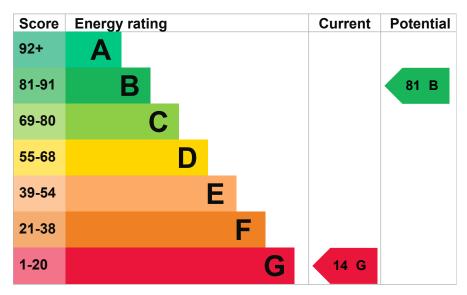
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

## **Energy rating and score**

This property's energy rating is G. 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                 | Granite or whinstone, as built, no insulation (assumed) | Very poor |
| Wall                 | Cavity wall, as built, no insulation (assumed)          | Poor      |
| Roof                 | Pitched, no insulation (assumed)                        | Very poor |
| Roof                 | Flat, limited insulation (assumed)                      | Very poor |
| Window               | Fully double glazed                                     | Average   |
| Main heating         | Portable electric heaters assumed for most rooms        | Very poor |
| Main heating control | No thermostatic control of room temperature             | Poor      |
| Hot water            | Gas multipoint  | Average   |
| Lighting             | Low energy lighting in 18% of fixed outlets             | Poor      |
| Floor                | Solid, no insulation (assumed)                          | N/A       |
| Secondary heating    | Room heaters, mains gas                                 | N/A       |

## Primary energy use

The primary energy use for this property per year is 780 kilowatt hours per square metre (kWh/m2).

About primary energy use

## How this affects your energy bills

An average household would need to spend £6,784 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 £4,908 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2023 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:

- 19,080 kWh per year for heating
- 1,499 kWh per year for hot water

## Impact on the environment

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

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

### Carbon emissions

#### An average household produces

6 tonnes of CO2

### This property produces

10.0 tonnes of CO2

#### This property's potential production

2.7 tonnes of CO2

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

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Changes you could make

▶ Do I need to follow these steps in order?

## Step 1: Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£310

Potential rating after completing step 1



### Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£435

Potential rating after completing steps 1 and 2



## Step 3: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£702

Potential rating after completing steps 1 to 3



## Step 4: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£243

Potential rating after completing steps 1 to 4

30 F

## Step 5: Low energy lighting

Typical installation cost

£45

Typical yearly saving

£60

Potential rating after completing steps 1 to 5



## Step 6: Change room heaters to condensing boiler

Typical installation cost

£3,000 - £7,000

Typical yearly saving

£3,075

Potential rating after completing steps 1 to 6



## Step 7: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£82

Potential rating after completing steps 1 to 7

70 C

## Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£659

Potential rating after completing steps 1 to 8



### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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.

## 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

Christopher Dixon

#### **Telephone**

07885637443

#### **Email**

cm\_dixon@hotmail.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

ECMK302497

#### **Telephone**

0333 123 1418

#### **Email**

info@ecmk.co.uk

#### About this assessment

#### Assessor's declaration

No related party

#### Date of assessment

10 July 2023

#### **Date of certificate**

11 July 2023

#### Type of assessment



## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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