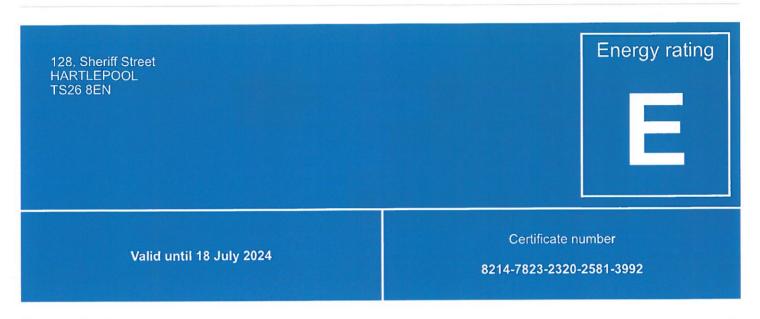
# **Energy performance certificate** (EPC)



# **Property type**

Mid-terrace house

#### Total floor area

83 square metres

#### Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).</u>

#### Energy efficiency rating for this property

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

See how to improve this property's energy performance.

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 56% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
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 355 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

#### **Environmental impact of this property**

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

# An average household produces

6 tonnes of CO2

# This property produces

5.7 tonnes of CO2

# This property's potential production

2.8 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 2.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

£19

Potential rating after carrying out recommendations 1 to 3

59 | D

# Recommendation 4: Heating controls (room thermostat and TRVs)

Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£126

Potential rating after carrying out recommendations 1 to 4

64 | D

# Recommendation 5: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£31

Potential rating after carrying out recommendations 1 to 5

65 | D

# Recommendation 6: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£9,000 - £14,000

#### 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

**Deborah Heads** 

#### Telephone

07516 856713

#### **Email**

roseberryenergyassessors@gmail.com

# Accreditation scheme contact details

#### **Accreditation scheme**

Elmhurst Energy Systems Ltd

#### Assessor ID

EES/012622

### Telephone

01455 883 250

#### **Email**

enquiries@elmhurstenergy.co.uk

# Assessment details

## Assessor's declaration

No related party

#### Date of assessment

19 July 2014