

Rules on letting this property

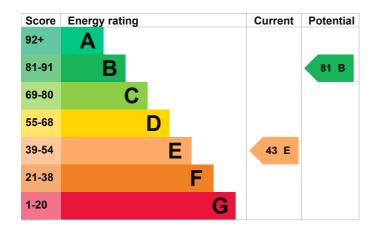
Properties can be let if they have an energy rating from A to E.

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 E. 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	Solid brick, as built, no insulation (assumed)	Poor	
Roof	Pitched, 100 mm loft insulation	Average	
Window	Single glazed	Very poor	
Main heating	Electric storage heaters	Average	
Main heating control	Manual charge control	Poor	
Hot water	Electric immersion, off-peak	Very poor	
Lighting	Low energy lighting in 25% of fixed outlets	Average	
Floor	(another dwelling below)	N/A	
Secondary heating	Portable electric heaters (assumed)	N/A	

Primary energy use

The primary energy use for this property per year is 758 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £956 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 £643 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 7,378 kWh per year for heating
- 2,100 kWh per year for hot water

Impact on the environment

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

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

This property produces 5.1 tonnes of CO2 This property's potential 2.0 tonnes of CO2 production

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.

Carbon emissions

An average household produces

6 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£54
2. Internal or external wall insulation	£4,000 - £14,000	£263
3. Increase hot water cylinder insulation	£15 - £30	£52
4. Draught proofing	£80 - £120	£15
5. Low energy lighting	£15	£18
6. High heat retention storage heaters	£400 - £600	£156
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£85

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:

- Free energy saving improvements: Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- · Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- · Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

Who to contact about this certificate

Contacting the assessor

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Leanne Wells
Telephone	07763913515
Email	leanne@epcservicesonline.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd	
Assessor's ID	STRO002253	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	5 November 2015	
Date of certificate	8 November 2015	

RdSAP