Energy performance certificate (EPC)				
12, Watts Close SNODLAND ME6 5TA	Energy rating	Valid until: 3 August 2024 Certificate number: 0726-2864-7183-9304-7781		
Property type	Mid-terrace house			
Total floor area	65 square metres			

Rules on letting this property

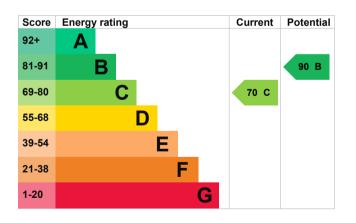
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<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 C. It has the potential to be B.

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



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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 56% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 183 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£577 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 £153 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 4,840 kWh per year for heating
- 2,388 kWh per year for hot water

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Impact on the environment

This property's current environmental impact This property's potential 0.4 tonnes of CO2 production rating is C. It has the potential to be A. Properties get a rating from A (best) to G (worst) You could improve this property's CO2 on how much carbon dioxide (CO2) they emissions by making the suggested changes. produce each year. CO2 harms the environment. This will help to protect the environment. Carbon emissions These ratings are based on assumptions about average occupancy and energy use. People An average household 6 tonnes of CO2 living at the property may use different amounts produces of energy. This property produces 2.3 tonnes of CO2

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation	£800 - £1,200	£31.03
2. Low energy lighting	£20	£15.33
3. Condensing boiler	£2,200 - £3,000	£71.02
4. Solar water heating	£4,000 - £6,000	£36.52
5. Solar photovoltaic panels	£9,000 - £14,000	£262.36
6. Wind turbine	£1,500 - £4,000	£20.07

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 Telephone Email Andrew Titley 01474 321552 andy.titley@yahoo.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 Assessor's ID Telephone Email Stroma Certification Ltd STRO003688 0330 124 9660 certification@stroma.com

About this assessment

Assessor's declaration Date of assessment Date of certificate

Type of assessment

No related party 4 August 2014 4 August 2014 RdSAP