

Rules on letting this property

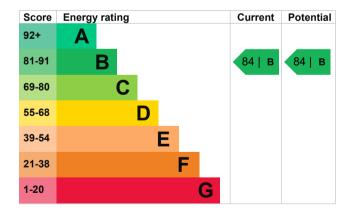
Properties can be rented if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.20 W/m²K	Very good
Floor	Average thermal transmittance 0.11 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Electric storage heaters	Average
Main heating control	Celect-type controls	Good
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.2 m³/h.m² (as tested)	Very good
Roof	(other premises above)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 131 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	1.5 tonnes of CO2
This property's current envi		This property's potential production	1.5 tonnes of CO2
Properties are rated in a so based on how much carbor produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help to protect the	
Properties with an A rating than G rated properties.	produce less CO2	environment.	
An average household 6 tonnes of CO2		Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is	
produces	o torines of CO2	consumed by the people liv	

Improve this property's energy performance

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u>
https://www.simpleenergyadvice.org.uk/)

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£337
Potential saving	£0

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> <u>recommended step in order</u>.

For advice on how to reduce your energy bills visit Simple Energy Advice

(https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used			
Space heating	613 kWh per year			
Water heating	1667 kWh per year			
Potential energy savings by installing insulation				

The assessor did not find any opportunities to save energy by installing insulation in this property.

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 James Blackburn
Telephone 01392 248 567

Email james@carbongc.com

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO002339 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

No related party
12 September 2016
12 September 2016

Type of assessment SAP