Energy performance certificate (EPC)

 38, Fairlawn Crescent
 Energy rating
 Valid until:
 13 February 2029

 Certificate
 0566-3824-7225-9891-7261

 Number:
 0566-3824-7225-9891-7261

 Property type
 Ground-floor flat

 Total floor area
 68 square metres

Rules on letting this property

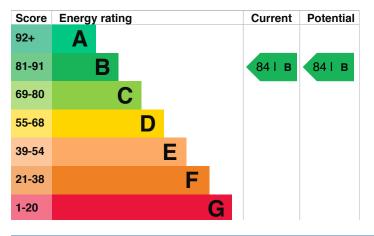
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read 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</u> performance.



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 0.22 W/m ² K	Very good
Floor	Average thermal transmittance 0.11 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.3 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 80 kilowatt hours per square metre (kWh/m2).

Environmental impact of this This property's 0.9 tonnes of CO2 potential production property This property's current environmental impact By making the recommended changes, you rating is B. It has the potential to be B. could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help to protect Properties are rated in a scale from A to G the environment. based on how much carbon dioxide (CO2) they produce. Environmental impact ratings are based on assumptions about average occupancy and Properties with an A rating produce less CO2 energy use. They may not reflect how energy than G rated properties. is consumed by the people living at the property. An average household 6 tonnes of CO2 produces 0.9 tonnes of CO2 This property produces

How to 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> (<u>https://www.simpleenergyadvice.org.uk/</u>)

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	£293		
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 estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

Heating use in this property

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

Estimated energy used to heat this property

Space heating	1410 kWh per year
Water heating	1521 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.

You might be able to receive <u>Renewable Heat</u> <u>Incentive payments</u>

(https://www.gov.uk/domestic-renewable-heat-

incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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 Telephone Email Neil Rothon 02037356479 neil@nrgconsulting.org

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/022150 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

No related party 14 February 2019 14 February 2019 SAP