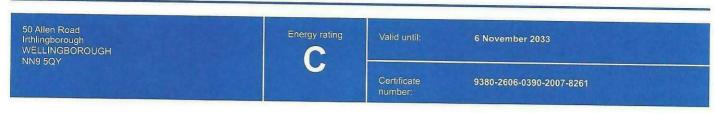
# **Energy performance certificate (EPC)**



Property typeSemi-detached houseTotal floor area102 square metres

## Rules on letting this property

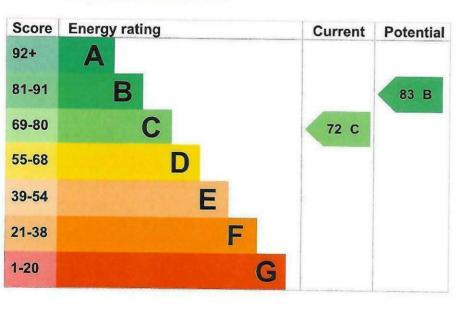
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (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 C. 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, with external insulation	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
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
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 191 kilowatt hours per square metre (kWh/m2).

About primary energy use

# How this affects your energy bills

An average household would need to spend £1,806 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 £199 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2023 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:

- · 10,693 kWh per year for heating
- · 2,253 kWh per year for hot water

# Impact on the environment

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

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

#### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces 3.4 tonnes of CO2

This property's potential production	2.0 tonnes of CO2	
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 amo	ounts of energy.	

# Changes you could make

Do I need to follow these steps in order?

## Step 1: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
T	
Typical yearly saving	£109
	2100

Potential rating after completing step 1

73 C

#### Step 2: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	500

Potential rating after completing steps 1 and 2

£89

74 C

Step 3: Solar	pnotovoltaic	panels,	2.5 kWp	
			-	

Typical installation cost £3,500 - £5,500

Typical yearly saving

£684

Potential rating after completing steps 1 to 3

83 B

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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

# 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 Christopher Evans

Telephone 07825 154 049

**Email** chrisevans2358@gmail.com

#### Contacting the accreditation scheme

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

About this assessment Assessor's declaration No related party Date of assessment 6 November 2023 Date of certificate 7 November 2023 Type of assessment ▶ RdSAP Other certificates for this property If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Elmhurst Energy Systems Ltd

enquiries@elmhurstenergy.co.uk

7698-4086-7295-0997-5920 (/energy-certificate/7698-4086-

EES/024427

01455 883 250

7295-0997-5920)

7 June 2023

#### Accessibility (/accessibility-statement) Cookies (/cookies) Help (/help) Give feedback (https://forms.office.com/e/hUnC3Xq1T4) Service performance (/service-performance) OGL

Accreditation scheme

Assessor's ID

Certificate number

Expired on

Telephone

**Email** 

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# **Helen Langley** From: Jonathan Bentley <jb@ihm.co.uk> Sent: 15 July 2024 11:29 To: Helen Langley Subject: RE: website hosting Hi Helen The balance that needs to be cleared on your account is £115.20. Thank you. Kind Regards, Jon From: Helen Langley <helen@gdproperty.co.uk> Sent: Monday, July 15, 2024 11:23 AM To: Jonathan Bentley <jb@ihm.co.uk> Subject: RE: website hosting You don't often get email from helen@gdproperty.co.uk. Learn why this is important Hi Jon I haven't heard from anyone as yet. Please can you chase for a balance for me. Kind regards Helen. From: Jonathan Bentley < jb@ihm.co.uk> Sent: Wednesday, July 10, 2024 12:59 PM To: Helen Langley < helen@gdproperty.co.uk> Subject: RE: website hosting Thankyou I will get our bookkeeper to contact you with the balance. Jon From: Helen Langley < helen@gdproperty.co.uk >

Sent: Wednesday, July 10, 2024 12:56 PM
To: Jonathan Bentley <<u>ib@ihm.co.uk</u>>
Subject: RE: website hosting