Energy performance certificate (EPC) Apartment 2 The Stables Berry Hill Lane MANSFIELD NG18 4FJ Energy rating C Valid until: 25 July 2028 Certificate number: 8208-7568-6529-7326-6383 Mid-terrace house 107 square metres

Rules on letting this property

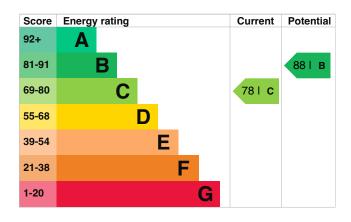
Properties can be let if they have an energy rating from A to E.

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

See how to improve this property's energy 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
Wall	Sandstone or limestone, as built, insulated (assumed)	Good
Roof	Roof room(s), ceiling insulated	Good
Window	Fully double glazed	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 73% of fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 140 kilowatt hours per square metre (kWh/m2).

Environmental impact property	of this	This property produces	2.6 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be B.		This property's potential production	1.5 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommend</u> could reduce this property's 1.1 tonnes per year. This we environment.	s CO2 emissions by
Properties with an A rating proc	luce less CO2		
than G rated properties.		Environmental impact rating assumptions about average	•
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.	

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£20	£17
2. Solar water heating	£4,000 - £6,000	£32
3. Solar photovoltaic panels	£5,000 - £8,000	£284

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£617
Potential saving if you complete every step in order	£48

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.

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	6986 kWh per year
Water heating	2265 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.

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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 Steven Rigley
Telephone 0115 8800066

Email <u>steve@talkgreen.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Quidos Limited
Assessor ID QUID203143
Telephone 01225 667 570
Email info@guidos.co.uk

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
26 July 2018
26 July 2018

RdSAP