Energy performance certificate (EPC)			
2a Bostocks Lane Risley DERBY DE72 3SX	Energy rating	Valid until: 5 April 2032	
		Certificate number: 0041-3015-3204-5022-1200	
Property type		Detached house	
Total floor area		99 square metres	

Rules on letting this property

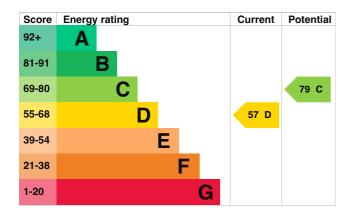
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy rating and score

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

<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, no insulation (assumed)	Poor
Roof	Pitched, limited insulation (assumed)	Very poor
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 all fixed outlets	Very good
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 310 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £1,070 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 £302 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 19,183 kWh per year for heating
- 2,190 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 1,923 kWh per year from loft insulation
- 3,860 kWh per year from cavity wall insulation

More ways to save energy

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

Environmental imp property	act of this	This property's potential production	2.7 tonnes of CO2
This property's current env rating is E. It has the poten	•	You could improve this prop	-
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		emissions by making the suggested changes. This will help to protect the environment. Environmental impact ratings are based on	
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	e occupancy and reflect how energy is
This property produces	5.4 tonnes of CO2		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£45

Step	Typical installation cost	Typical yearly saving
2. Cavity wall insulation	£500 - £1,500	£151
3. Floor insulation (solid floor)	£4,000 - £6,000	£48
4. Heating controls (TRVs)	£350 - £450	£33
5. Solar water heating	£4,000 - £6,000	£25
6. Solar photovoltaic panels	£3,500 - £5,500	£342

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.

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 James-Turley	
Telephone	01159227446	
Email	admin@cc-ltd.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	

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/025242 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 4 April 2022 6 April 2022 RdSAP