# **Energy performance certificate (EPC)**

### Rules on letting this property Energy rating and score

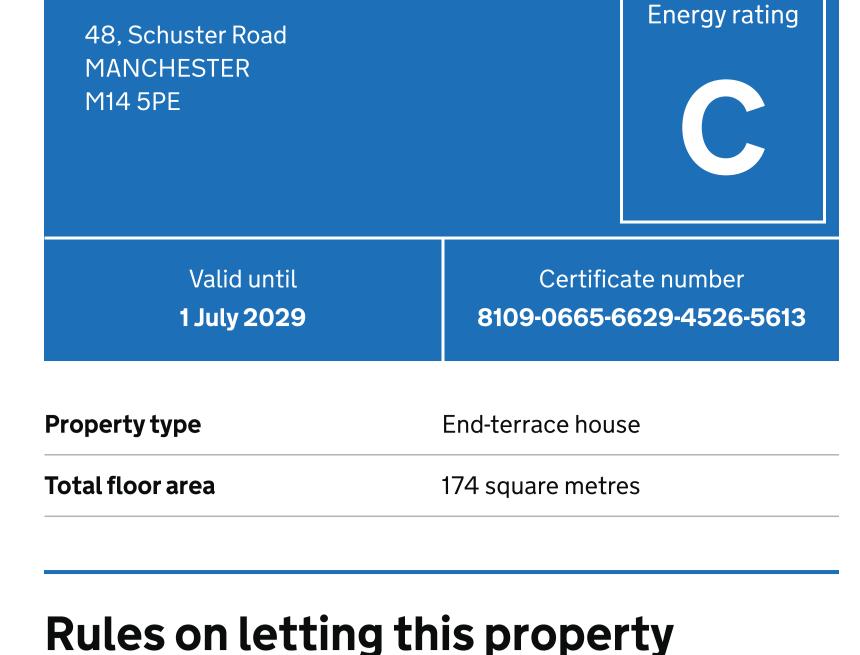
**Certificate contents** 

- Breakdown of property's energy performance
- How this affects your energy bills Impact on the environment
- Changes you could make Who to contact about this certificate Other certificates for this
- Share this certificate

property

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

**Energy rating and score** 

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

You can read guidance for landlords on the regulations and exemptions.

#### **Energy rating Score** 92+

69-80

See how to improve this property's energy efficiency.

81-91 83 B

**Current** 

74 C

**Potential** 

**Rating** 

Good

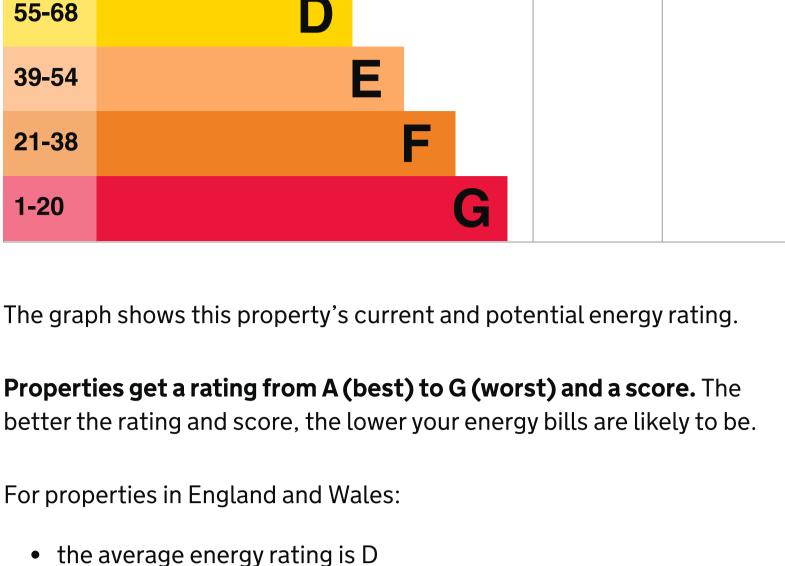
Good

Good

Good

**Average** 

55-68



Breakdown of property's energy

the average energy score is 60

performance

Features in this property

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Pitched, insulated (assumed)

Roof room(s), insulated (assumed)

#### **Description Feature** Wall Cavity wall, as built, insulated (assumed)

Fully double glazed

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	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A
Primary energy use  The primary energy use for this property per year is 152 kilowatt hours per square metre (kWh/m2).  About primary energy use		

How this affects your energy bills

An average household would need to spend £996 per year on heating,

hot water and lighting in this property. These costs usually make up the

This is **based on average costs in 2019** when this EPC was created.

People living at the property may use different amounts of energy for

#### You could save £131 per year if you complete the suggested steps for improving this property's energy rating.

majority of your energy bills.

Estimated energy needed in this property is: 12,933 kWh per year for heating

An average household produces This property produces

Changes you could make

Do I need to follow these steps in order?

Step 1: Replace boiler with new condensing boiler

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

Step 3: Solar photovoltaic panels, 2.5 kWp

Help paying for energy improvements

You might be able to get a grant from the **Boiler Upgrade Scheme**. This

will help you buy a more efficient, low carbon heating system for this

you can complain to the assessor who created it. Assessor's name Sana Mahmood

Contacting the accreditation scheme

If you're unhappy about your property's energy assessment or certificate,

<u>k</u>

If you're still unhappy after contacting the assessor, you should contact

**ECMK** 

ECMK303133

0333 123 1418

info@ecmk.co.uk

07708367671

sana.mahmood@edwardmellor.co.u

# **Telephone Email**

**About this assessment** 

transaction **Date of assessment** 26 June 2019 

If you are aware of previous certificates for this property and they are not listed here, please contact us at

Other certificates for this property

**Certificate number** <u>8751-6629-5560-9653-1092</u>

## 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.

#### Main heating Boiler and radiators, mains gas

Roof

Roof

Window

heating, hot water and lighting.

**Heating this property** 

potential to be C.

This property's potential

Typical installation cost

Typical yearly saving

Potential rating after

Potential rating after

Potential rating after

property.

**Telephone** 

Assessor's ID

**Email** 

completing steps 1 to 3

More ways to save energy

**Contacting the assessor** 

Find ways to save energy in your home.

completing steps 1 and 2

completing step 1

production

• 2,648 kWh per year for hot water

Impact on the environment This property's current environmental impact rating is C. It has the

Properties get a rating from A (best) to G (worst) on how much carbon

dioxide (CO2) they produce each year. CO2 harms the environment.

**Carbon emissions** 6 tonnes of CO2

4.7 tonnes of CO2

3.1 tonnes of CO2

£2,200 - £3,000

£92

£39

77 C

£286

83 B

76 C

energy use. People living at the property may use different amounts of energy.

These ratings are based on assumptions about average occupancy and

You could improve this property's CO2 emissions by making the

suggested changes. This will help to protect the environment.

Step 2: Solar water heating

Typical installation cost £5,000 - £8,000 Typical yearly saving

Who to contact about this certificate

# the assessor's accreditation scheme. **Accreditation scheme**

**Assessor's declaration** Employed by the professional dealing with the property

2 July 2019
► <u>RdSAP</u>

<u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

16 January 2019

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