English Cymraeg

# **Energy performance certificate (EPC)**



## Rules on letting this property

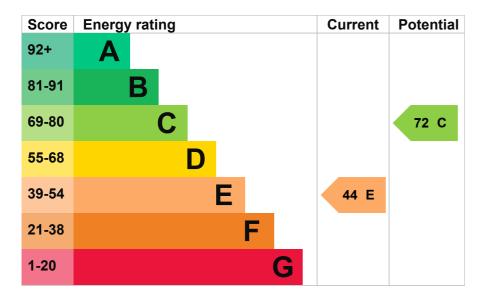
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Sandstone or limestone, as built, insulated (assumed)	Good
Roof	Pitched, 400+ mm loft insulation	Very good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, insulated (assumed)	Average
Window	Mostly double glazing	Poor
Main heating	Community scheme	Good
Main heating control	Flat rate charging, programmer and at least two room thermostats	Average
Hot water	Community scheme	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	Room heaters, dual fuel (mineral and wood)	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass community heating

### Primary energy use

The primary energy use for this property per year is 279 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### **Additional information**

Additional information about this property:

· Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend £7,298 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 £2,656 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 66,378 kWh per year for heating
- · 2,617 kWh per year for hot water

## Impact on the environment

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

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	8.3 tonnes of CO2
This property's potential production	2.5 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 amounts of energy.

## Steps you could take to save energy

▶ Do I need to follow these steps in order?

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£2,185
Potential rating after completing step 1	60 D

## **Step 2: Floor insulation (suspended floor)**

Typical installation cost	£800 - £1,200
Typical yearly saving	£302
Potential rating after completing steps 1 and 2	62 D

## **Step 3: Floor insulation (solid floor)**

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£169
Potential rating after completing steps 1 to 3	64 D

### Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£461
Potential rating after completing steps 1 to 4	66 D

## Step 5: Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£1,025
Potential rating after completing steps 1 to 5	72 C

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Home Upgrade Grant
- Insulation: Great British Insulation Scheme
- · Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

## 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	Kirsty Anker
Telephone	07931473435
Email	kirsty.anker1@btinternet.com

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/026496
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	7 November 2024
Date of certificate	12 December 2024
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 <a href="mailto:mhclg.digital-services@communities.gov.uk">mhclg.digital-services@communities.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)

Give feedback (https://forms.office.com/e/KX25htGMX5) Service performance (/service-performance)

#### **OGL**

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