

English Cymraeg

Energy performance certificate (EPC)

Certificate contents

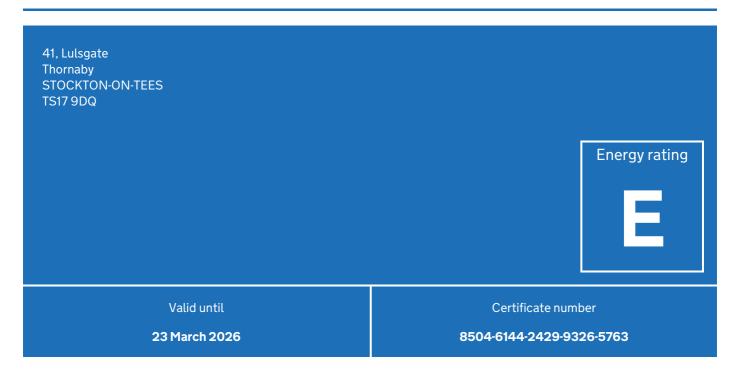
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Property type

Semi-detached house

Total floor area

77 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.

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	Poor Very poor	
Wall	Cavity wall, as built, no insulation (assumed)		
Roof	Pitched, no insulation (assumed)		
Window	Fully double glazed	Average	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer, no room thermostat	Very poor	
Hot water	From main system	Good	
Lighting	Low energy lighting in all fixed outlets	Very good	
Floor	Suspended, no insulation (assumed)	N/A	
Secondary heating	Room heaters, electric	N/A	

Primary energy use

The primary energy use for this property per year is 414 kilowatt hours per square metre (kWh/m2).

► About primary energy use

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £1,326 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 £426 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 16,634 kWh per year for heating
- 2,085 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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

5.6 tonnes of CO2

This property's potential production

2.7 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?

Step 1: Cavity wall insulation

Typical installation cost £500 - £1,500 Typical yearly saving £205 Potential rating after completing step 1 54 E Step 2: Floor insulation (suspended floor) Typical installation cost £800 - £1,200 Typical yearly saving £51 Potential rating after completing steps 1 and 2 56 D Step 3: Heating controls (room thermostat and TRVs) Typical installation cost £350-£450 Typical yearly saving £134 Potential rating after completing steps 1 to 3 Step 4: Solar water heating Typical installation cost £4,000-£6,000 Typical yearly saving £36 Potential rating after completing steps 1 to 4 62 D

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Potential rating after completing steps 1 to 5

73 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:

- Insulation: Great British Insulation Scheme
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: <u>Energy Company Obligation</u>

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

Deborah Heads

Telephone

07516856713

Email

debbieheads1@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme

Stroma Certification Ltd

Assessor's ID

STRO015925

Telephone

03301249660

Email

certification@stroma.com

About this assessment

Assessor's declaration

No related party

Date of assessment			
24 March 2016			
Date of certificate			
24 March 2016			
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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

0544-2849-6392-0198-4521

Expired on

10 January 2018

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