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Find an energy certificate

Energy performance certificate (EPC)

Rules on letting this property

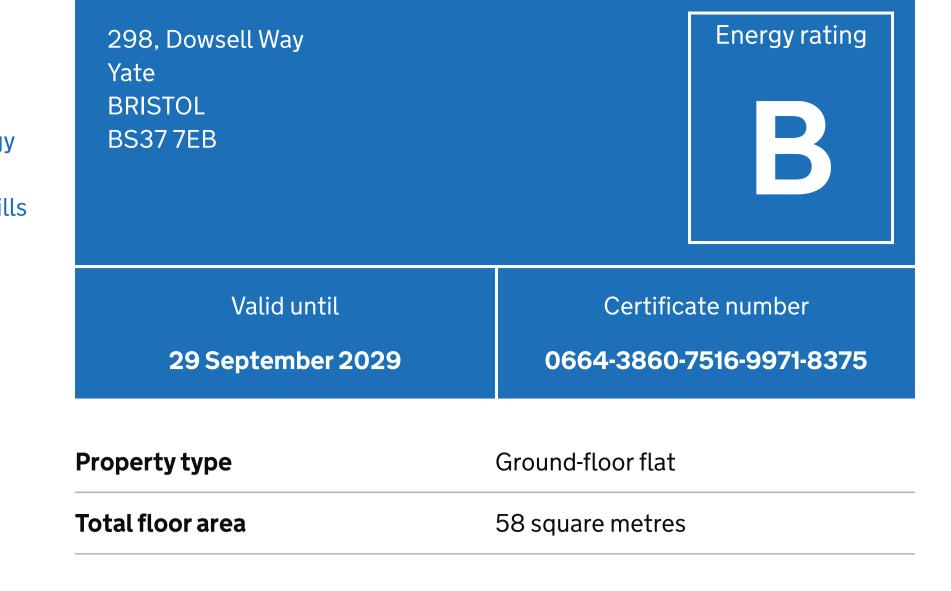
Certificate contents

- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

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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.

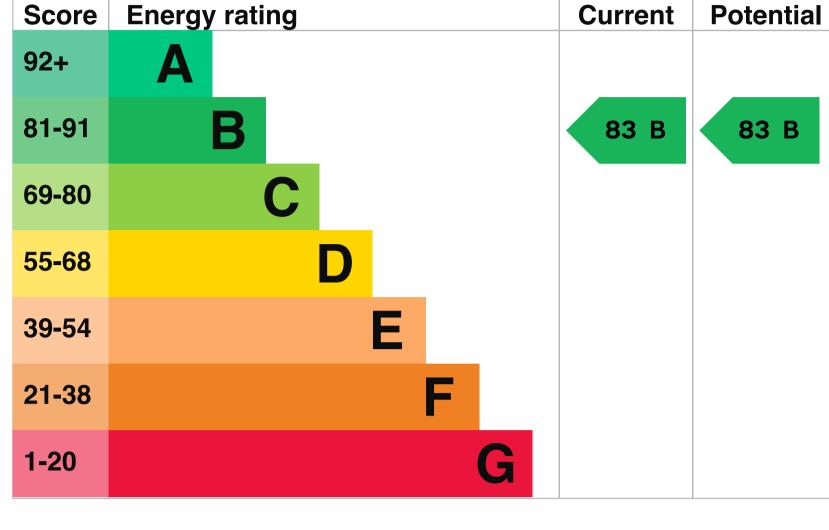
Rules on letting this property

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

Energy rating and score

See how to improve this property's energy efficiency.

Energy rating Score



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.

The graph shows this property's current and potential energy rating.

For properties in England and Wales:

 the average energy rating is D • the average energy score is 60

performance Features in this property

Breakdown of property's energy

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.

Description Rating Feature

Walls	Average thermal transmittance 0.28 W/m²K	Very good
Floor	Average thermal transmittance 0.14 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.5 m³/h.m² (as tested)	Good
Roof	(other premises above)	N/A
Secondary heating	None	N/A

square metre (kWh/m2). About primary energy use

Primary energy use

The primary energy use for this property per year is 91 kilowatt hours per

How this affects your energy bills

water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £0 per year if you complete the suggested steps for

improving this property's energy rating. 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 heating, hot

An average household would need to spend £285 per year on heating, hot

water and lighting. **Heating this property**

• 1,425 kWh per year for hot water

Impact on the environment

Estimated energy needed in this property is:

• 1,688 kWh per year for heating

This property's environmental impact rating is B. 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

energy.

An average household produces 6 tonnes of CO2

This property produces 0.9 tonnes of CO2 0.9 tonnes of CO2 This property's potential production

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

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

Steps you could take to save energy The assessor did not make any recommendations for this property.

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:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme

Who to contact about this certificate

Contacting the assessor

Assessor's ID

Telephone

James Lane

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

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

01582 544250 **Telephone** timi@ee-ltd.co.uk **Email**

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	

EES/022679

01455 883 250

enquiries@elmhurstenergy.co.uk **Email**

About this assessment		
Assessor's declaration	No related party	
Date of assessment	30 September 2019	
Date of certificate	30 September 2019	

► SAP

Type of assessment

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

Other certificates for this property

or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm). There are no related certificates for this property.



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