

## Rules on letting this property

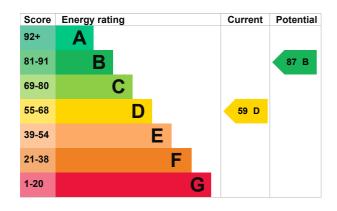
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</a>).

# **Energy rating and score**

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

<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                 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Wall                 | Cavity wall, as built, insulated (assumed)                | Good      |
| Roof                 | Pitched, 150 mm loft insulation                           | Good      |
| Roof                 | Pitched, insulated (assumed)                              | Good      |
| 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, no cylinder thermostat                  | Average   |
| Lighting             | Low energy lighting in 50% of fixed outlets               | Good      |
| Floor                | Solid, no insulation (assumed)                            | N/A       |
| Floor                | Solid, limited insulation (assumed)                       | N/A       |
| Secondary heating    | Room heaters, wood logs                                   | 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 secondary heating

### Primary energy use

The primary energy use for this property per year is 316 kilowatt hours per square metre (kWh/m2).

#### **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 £1,367 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 £580 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:

- 5,844 kWh per year for heating
- 3,870 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is D. 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               | 3.1 tonnes of CO2 |
|--------------------------------------|-------------------|
| This property's potential production | 0.5 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.

# Changes you could make

| Step   | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Internal or external wall insulation        | £4,000 - £14,000          | £139                  |
| 2. Increase hot water cylinder insulation      | £15 - £30                 | £51                   |
| 3. Low energy lighting                         | £15                       | £36                   |
| 4. Hot water cylinder thermostat               | £200 - £400               | £44                   |
| 5. Heating controls (room thermostat and TRVs) | £350 - £450               | £136                  |

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 6. Condensing boiler         | £2,200 - £3,000           | £96                   |
| 7. Solar water heating       | £4,000 - £6,000           | 083                   |
| 8. Solar photovoltaic panels | £3,500 - £5,500           | £605                  |

## Help 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.

### More ways to save energy

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

#### 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 | David Jones                |
|-----------------|----------------------------|
| Telephone       | 02920 752 133              |
| Email           | david.jones021@outlook.com |

#### **Contacting the accreditation scheme**

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

| Quidos Limited    |  |
|-------------------|--|
| QUID201485        |  |
| 01225 667 570     |  |
| info@quidos.co.uk |  |
|                   |  |
| No related party  |  |
| 23 May 2024       |  |
| 24 May 2024       |  |
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|                   | QUID201485 01225 667 570 info@quidos.co.uk  No related party 23 May 2024 |