

Rules on letting this property



You may not be able to let this property

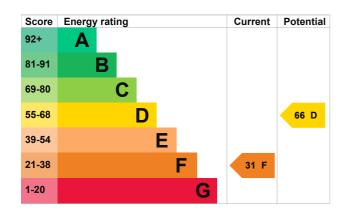
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords</u> on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

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

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)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Partial double glazing	Average
Main heating	Boiler and radiators, oil	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 248 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 £6,578 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 £2,868 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:

- 47,702 kWh per year for heating
- 3,101 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is ${\sf F}$. It has the potential to be ${\sf D}$.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

An average household produces	6 tonnes of CO2	
This property produces	25.0 tonnes of CO2	
This property's potential production	12.0 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.

Carbon emissions

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£1,403
2. Floor insulation (suspended floor)	£800 - £1,200	£139
3. Floor insulation (solid floor)	£4,000 - £6,000	£154
4. Heating controls (room thermostat)	£350 - £450	£155
5. Condensing boiler	£2,200 - £3,000	£918
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£100
7. Solar photovoltaic panels	£3,500 - £5,500	£630

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 assessorIf you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Christopher O'Connor
Telephone	07412 247774
Email	propertydea@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	Elmhurst Energy Systems Ltd	
Assessor's ID	EES/020578	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment Assessor's declaration	No related party	
Date of assessment	29 January 2024	
Date of certificate	8 February 2024	
Type of assessment	RdSAP	