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## Find an energy certificate

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# **Energy performance certificate (EPC)**

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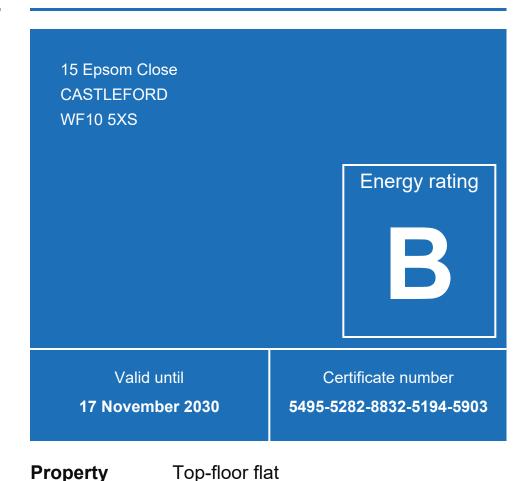
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# Rules on letting this property

66 square metres

type

area

**Total floor** 

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 current energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.

Energy efficiency chart This property's current energy rating is B with a score of 84. It has a potential energy rating of B with a score of 84. .letter { font-size: 40px; font-family: sans-serif; fill: #0b0c0c; font-weight: bold; } .small { font-size: 20px; font-family: sans-serif; fill: #0b0c0c; line-height: 50px; margin-top: 100px; font-weight: bold; } .band-a{ fill: #00C781 } .band-b{ fill: #19b459 } .band-c{ fill: #8dce46 } .band-d{ fill: #ffd500 } .band-e{ fill: #fcaa65 } .band-f{ fill: #ef8023 } .band-g{ fill: #e9153b } .band-a-score{ fill: #64C7A4 } .band-b-score{ fill: #72CA8B } .band-c-score{ fill: #b4df86 } .band-d-score{ fill: #fdac71 } .band-g-score{ fill: #f2738a } line.inner-border { stroke: #b1b4b6; stroke-width: 1; } line.score-threshold { stroke: #000; stroke-width: 2; } A B C D E F G 92+ 81-91 69-80 55-68 39-54 21-38 1-20 Score Energy rating Current Potential 84 B 84 B

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
Walls	Average thermal transmittance 0.27 W/m²K	Very good
Roof	Average thermal transmittance 0.12 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	Very

	outlets	good
Air tightness	Air permeability 3.2 m³/h.m² (as tested)	Good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 87 kilowatt hours per square metre (kWh/m2).

About primary energy use

# How this affects your energy bills

An average household would need to spend £310 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 1,841 kWh per year for heating
- 1,509 kWh per year for hot water

# Impact on the environment

This property's current 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. CO2 harms the environment.

#### **Carbon emissions**

An average household produces	6 tonnes of CO2	
This property produces	1.0 tonnes of CO2	
This property's potential production	1.0 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.

# Changes you could make

The assessor did not make any recommendations for this property.

Simple Energy Advice has guidance on improving a property's energy use.

### Help paying for energy improvements

You might be able to get a grant from the <u>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 <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

## 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	Ben Tunningley
Telephone	01904567718
Email	ben.tunningley@jspsustainability.co.uk

## 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	STRO027495
Telephone	0330 124 9660
Email	certification@stroma.com

### **About this assessment**

Assessor's declaration	No related party
Date of assessment	18 November 2020
Date of certificate	18 November 2020
Type of assessment	► <u>SAP</u>

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