Energy performance certificate (EPC)



Property type

Semi-detached bungalow

Total floor area

71 square metres

Rules on letting this property

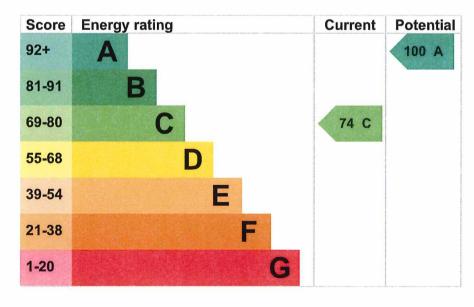
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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:

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 0.16 W/m²K | Very good |
| Roof | Average thermal transmittance 0.15 W/m²K | Good |
| Floor | Average thermal transmittance 0.12 W/m²K | Very good |
| Windows | High performance glazing | Very good |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | Programmer and appliance thermostats | Good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Air tightness | Air permeability 9.6 m³/h.m² (as tested) | Average |
| Secondary heating | None | 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:

· Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 145 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £843 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 £48 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 water and lighting.

Heating this property

Estimated energy needed in this property is:

- · 3,592 kWh per year for heating
- 1,803 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be A.

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

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Step 1: Solar water heating

| Typical installation cost | £4,000 - £6,000 |
|--|-----------------|
| Typical yearly saving | £48 |
| Potential rating after completing step 1 | 76 C |

Step 2: Wind turbine

| Typical installation cost | £15,000 - £25,000 |
|---|-------------------|
| Typical yearly saving | £628 |
| Potential rating after completing steps 1 and 2 | 100 A |

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

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

| Assessor's name | Toby Booth |
|-----------------|-----------------------|
| Telephone | 01308428020 |
| Email | toby.booth@jhai.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 | STR0026375 |

An average household produces 6 tonnes of CO2 This property produces 1.7 tonnes of CO2 This property's potential production -0.3 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.

About this assessment

| Assessor's declaration | No related party | |
|------------------------|------------------|--|
| Date of assessment | 8 November 2019 | |
| Date of certificate | 8 November 2019 | |
| Type of assessment | ▶ <u>SAP</u> | |

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).

There are no related certificates for this property.

Give feedback (https://forms.office.com/e/KX25htGMX5) Service performance (/service-performance)

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