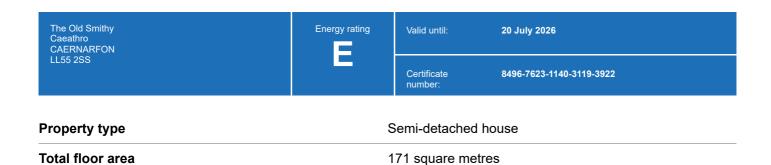
English Cymraeg

Energy performance certificate (EPC)



Rules on letting this property

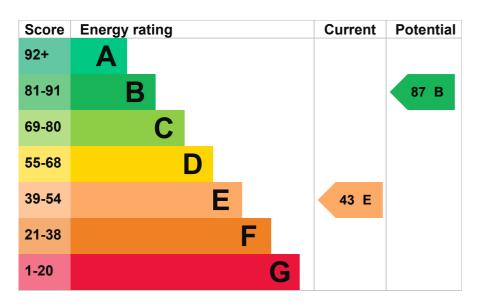
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be B.

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Granite or whinstone, as built, insulated (assumed)	Good
Wall	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, 75 mm loft insulation	Average
Roof	Roof room(s), insulated	Average
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, wood logs	Poor
Main heating	Electric storage heaters	Average
Main heating control	No time or thermostatic control of room temperature	Very poor
Main heating control	Manual charge control	Poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 4% of fixed outlets	Very poor
Floor	Solid, no insulation (assumed)	N/A
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:

Biomass main heating

Primary energy use

The primary energy use for this property per year is 371 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

- · Stone walls present, not insulated
- · Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £2,430 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 £1,006 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 27,130 kWh per year for heating
- 3,322 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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	5.2 tonnes of CO2
This property's potential production	0.2 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

▶ Do I need to follow these steps in order?

Step 1: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£247
Potential rating after completing step 1	49 E

Step 2: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£238
Potential rating after completing steps 1 and 2	55 D

Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£132
Potential rating after completing steps 1 to 3	58 D

Step 4: Low energy lighting

Typical installation cost	£125
Typical yearly saving	£71
Potential rating after completing steps 1 to 4	60 D

Step 5: Heating controls (programmer, room thermostat and TRVs)

Heating controls (programmer, thermostat, TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£125
Potential rating after completing steps 1 to 5	63 D

Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £116

Potential rating after completing steps 1 to 6

65 D

Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost £3,300 - £6,500

Typical yearly saving £78

Potential rating after completing steps 1 to 7

67 D

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£293
Potential rating after completing steps 1 to 8	74 C

Step 9: Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£594
Potential rating after completing steps 1 to 9	87 B

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

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	Gareth Ellis	
Telephone	01286 672430	
Email	admin@kimberleygulf.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/001725
Telephone 01455 883 250	
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	21 July 2016
Date of certificate	21 July 2016
Type of assessment	► RdSAP

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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)

Give feedback (https://forms.office.com/e/hUnC3Xq1T4) Service performance (/service-performance)

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