	Energy performance certificate (EPC)				
gy rating	Valid until:	20 September 2033			
	Certificate number:	2241-3919-8211-5878-3771			
М	lid-terrace hou	se			
11	14 square met	res			
	D	Certificate			

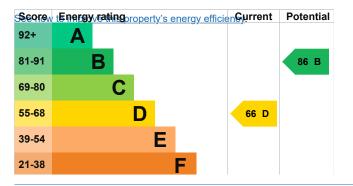
## Rules on letting this property

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-energyefficiency-standard-landlord-guidance).

## Energy rating and score

This property's current energy rating is D. It has the potential to be 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
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Some double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 42% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

#### Primary energy use

The primary energy use for this property per year is 215 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £2,244 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 £861 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 12,412 kWh per year for heating
- 2,283 kWh per year for hot water

#### Impact on the environment

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

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	4.3 tonnes of CO2	
This property's potential production	1.6 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	£366
2. Floor insulation (suspended floor)	£800 - £1,200	£137
3. Low energy lighting	£35	£79
4. Solar water heating	£4,000 - £6,000	£89
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£189
6. Solar photovoltaic panels	£3,500 - £5,500	£665

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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	Adam Mairs
Telephone	07581700997
Email	adam@greendoorepc.com

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK303548	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	21 September 2023	
Date of certificate	21 September 2023	
Type of assessment	RdSAP	