

Rules on letting this property

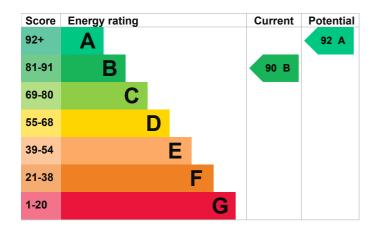
Properties can be let if they have an energy rating from A to E.

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 B. 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:

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 0.15 W/m²K | Very good |
| Roof | Average thermal transmittance 0.07 W/m²K | Very good |
| Floor | Average thermal transmittance 0.1 W/m²K | Very good |
| Windows | High performance glazing | Very good |
| Main heating | Air source heat pump, radiators and underfloor, electric | Average |
| Main heating control | Time and temperature zone control | Very good |
| Hot water | From main system | Average |
| Lighting | Good lighting efficiency | Good |
| Air tightness | Air permeability [AP50] = 3.8 m ³ /h.m ² (as tested) | Good |
| 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:

- Air source heat pump
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 19 kilowatt hours per square metre (kWh/m2).

Smart meters

This property had a smart meter for electricity when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

produces

How this affects your energy bills

An average household would need to spend £719 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 £109 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

| Impact on the environment | | This property produces | 0.1 tonnes of CO2 |
|---|-----------------|---|-------------------|
| This property's environmental impact rating is A. It has the potential to be A. | | This property's potential production | 0.0 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. | | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. | |
| Carbon emissions | | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. | |
| An average household | 6 tonnes of CO2 | | 0, |

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|------------------------|---------------------------|-----------------------|
| 1. Solar water heating | £4,000 - £6,000 | £96 |

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (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 | Malcolm Maclean |
|-----------------|-----------------------|
| Telephone | 07840303309 |
| Email | mlcmaclean@icloud.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/022689 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |
| About this assessment Assessor's declaration | No related party |
| Date of assessment | 4 March 2025 |
| Date of certificate | 4 March 2025 |
| Type of assessment | SAP |