Energy performance certificate (EPC)



Detached bungalow	
104 square metres	

Rules on letting this property

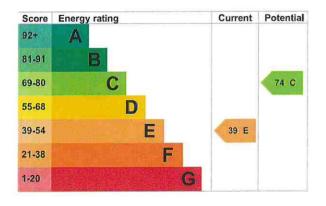
Properties can be let if they have an energy rating from A to E.

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-quidance).

Energy rating and score

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

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated at rafters	Very poor
Roof	Flat, insulated	Average
Roof	Roof room(s), ceiling insulated	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 302 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,461 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 £627 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:

- · 18,335 kWh per year for heating
- 2,927 kWh per year for hot water

Impact on the env	rironment	This property produces	8.0 tonnes of CO2
This property's environm is F. It has the potential to	mantenant and Three parts of an arm an arm of the man	This property's potential production	3.5 tonnes of CO2
Properties get a rating from (worst) on how much care they produce each year.		You could improve this emissions by making the changes. This will help environment.	ne suggested
Carbon emissions		Those ratings are base	d on accumptions
An average household produces	6 tonnes of CO2	These ratings are base about average occupar People living at the pro different amounts of en	ncy and energy use. perty may use

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£97
2. Internal or external wall insulation	£4,000 - £14,000	£127

Step	Typical installation cost	Typical yearly saving
3. Floor insulation (solid floor)	£4,000 - £6,000	£57
4. Draught proofing	£80 - £120	£11
5. Low energy lighting	£80	£60
6. Heating controls (TRVs)	£350 - £450	£51
7. Condensing boiler	£2,200 - £3,000	£78
8. Solar water heating	£4,000 - £6,000	£54
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£93
10. Solar photovoltaic panels	£5,000 - £8,000	£305

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 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	Rodney Hay	
Telephone	08454754125	
Email	rod.hay@eaec.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	STRO010365	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment Assessor's declaration	No related party	
Date of assessment	27 May 2016	
Date of certificate	27 May 2016	
Type of assessment	RdSAP	