Energy performance certificate (EPC)			
34A CHURCHFIELDS WELLINGTON TA21 8SE	Energy rating	Valid until: 13 January 2031 Certificate number: 8830-9022-8009-0814-3296	
Property type		Semi-detached house	
Total floor area		81 square metres	

# Rules on letting this property

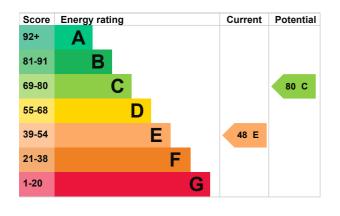
Properties can be let if they have an energy rating from A to E.

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

## Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Cavity wall, filled cavity	Average
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 459 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend **£1,510 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 £630 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 8,780 kWh per year for heating
- 2,818 kWh per year for hot water

### Impact on the environment

This property's current environmental impact rating is F. It has the potential to be D.	This property's 3.3 to potential production	nr
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 emissions by making the suggest This will help to protect the enviro	ed
Carbon emissions	These ratings are based on assur about average occupancy and en	

6 tonnes of CO2 An average household produces

nnes of CO2

6.2 tonnes of CO2

This property produces

CO2 d changes. ment.

ptions ergy use. People living at the property may use different amounts of energy.

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£99
2. Increase hot water cylinder insulation	£15 - £30	£85
3. High heat retention storage heaters	£1,600 - £2,400	£376
4. Solar water heating	£4,000 - £6,000	£71
5. Solar photovoltaic panels	£3,500 - £5,500	£376

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boilerupgrade-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	Kevin Rossiter
Telephone	07891873070
Email	kevinross2180@yahoo.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/002047
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party	
Date of assessment	14 December 2020	
Date of certificate	14 January 2021	
Type of assessment	<u>RdSAP</u>	