

Quidos Preview of an Energy Performance Certificate (EPC)

		Energy rating
		F
PREVIEW ONLY	Certificate number 0000-0000-0000-0000	

Property type	Semi-detached house
Total floor area	194 square metres

Rules on letting this property

You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

this property's current energy rating is F. It has the potential to be B.

[see how to improve this property's energy performance.](#)

core	Energy rating	Current	Potential
2+	A		
1-91	B		91 B
9-80	C		
5-68	D		
9-54	E		
1-38	F	34 F	
-20	G		

the graph shows this property's current and potential energy efficiency.

properties are given a rating from A (most efficient) to G (least efficient).

properties are also given a score. The higher this number, the lower your carbon dioxide (CO₂) emissions are likely to

the average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

each feature is assessed as one of the following:

very good (most efficient)

good average

poor

very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

feature	Description	Rating
wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
roof	Pitched, 100 mm loft insulation	Average
window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating	Boiler and underfloor heating, oil	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
hot water	From main system, no cylinder thermostat	Very poor
lighting	Low energy lighting in 50% of fixed outlets	Good
floor	Suspended, no insulation (assumed)	N/A
floor	Solid, no 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 300 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and water in our homes produces over a quarter of the UK's CO₂ emissions.

An average UK household produces

6 tonnes of CO₂

This property produces

15.2 tonnes of CO2

**This property's
potential reduction**

2.9 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 12.3 tonnes per year. This will help to protect the environment.

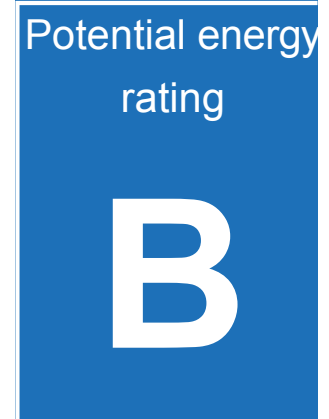
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

taking any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating d score from F (34) to B (91).

[What is an energy rating?](#)



Recommendation 1: Increase loft insulation to 270 mm

increase loft insulation to 270 mm

typical installation cost

£100 - £350

typical yearly saving

£68

Potential rating after carrying out recommendation 1

35 | F

Recommendation 2: Internal or external wall insulation

external or external wall insulation

typical installation cost

£4,000 - £14,000

typical yearly saving

£762

Potential rating after carrying out recommendations 1 and 2

54 | E

Recommendation 3: Floor insulation (suspended floor)

floor insulation (suspended floor)

typical installation cost

£800 - £1,200

typical yearly saving

£102

Potential rating after carrying out recommendations 1 to 3

57 | D

Recommendation 4: Hot water cylinder insulation

increase hot water cylinder insulation

typical installation cost

£15 - £30

typical yearly saving

£25

Potential rating after carrying out recommendations 1 to 4

58 | D

Recommendation 5: Low energy lighting

low energy lighting

typical installation cost

£35

typical yearly saving

£45

Potential rating after carrying out recommendations 1 to 5

59 | D

Recommendation 6: Hot water cylinder thermostat

hot water cylinder thermostat

typical installation cost

£200 - £400

typical yearly saving

£91

Potential rating after carrying out recommendations 1 to 6

61 | D

Recommendation 7: Replace boiler with new condensing boiler

condensing boiler

typical installation cost

£2,200 - £3,000

typical yearly saving

£288

Potential rating after carrying out recommendations 1 to 7

70 | C

Recommendation 8: Solar water heating

solar water heating

typical installation cost

£4,000 - £6,000

typical yearly saving

£48

Potential rating after carrying out recommendations 1 to 8

71 | C

Recommendation 9: Double glazed windows

replace single glazed windows with low-E double glazed windows

typical installation cost

£3,300 - £6,500

typical yearly saving

£91

Potential rating after carrying out recommendations 1 to 9

74 | C

Recommendation 10: Solar photovoltaic panels, 2.5 kWp solar photovoltaic panels

typical installation cost

£3,500 - £5,500

typical yearly saving

£330

Potential rating after carrying out recommendations 1 to 10

79 | C

Recommendation 11: Wind turbine

typical installation cost

£15,000 - £25,000

typical yearly saving

£669

Potential rating after carrying out recommendations 1 to 11

91 | B

Paying for energy improvements

[and energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

estimated energy use and potential savings**estimated yearly energy cost for this property**

£2529

Potential saving

£1521

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) (https://www.simpleenergyadvice.org.uk/).

heating use in this property

Heating a property usually makes up the majority of energy costs.

estimated energy used to heat this property

space heating	28914.0 kWh per year
water heating	3986.0 kWh peryear

Potential energy savings by installing insulation

type of insulation	Amount of energy saved
loft insulation	986 kWh per year
solid wall insulation	11069 kWh per year

youu might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-entive\)](https://www.gov.uk/domestic-renewable-heat-entive). This will help to reduce carbon emissions by replacing your existing heating system with one that generate newable heat. The estimated energy required for space and water heating will form the basis of the payments.

contacting the assessor and accreditation scheme

Assessor contact details

Assessor's name	Quidos Preview
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Assessment details

Assessor's declaration	No related party
Date of assessment	27 November2020
Date of certificate	30 November2020
Type of assessment	► RdSAP