Quidos Preview of an Energy Performance Certificate (EPC)

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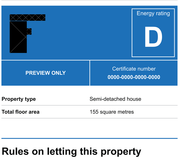

Property type	Semi-detached house
Total floor area	155 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions.

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be A.

See how to improve this property's energy performance.

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 be.

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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very 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 88% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	Room heaters	N/A

Primary energy use

The primary energy use for this property per year is 261 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 power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	7.2 tonnes of CO2
This property's potential production	1.1 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 6.1 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

Making 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 and score from D (62) to A (98).

▶ What is an energy rating?

Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£43
Potential rating after carrying out recommendation 1	64 | D

Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£346
Potential rating after carrying out recommendations 1 and 2	72 | C

Recommendation 3: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£82
Potential rating after carrying out recommendations 1 to 3	74 | C

Recommendation 4: Draught proofing

Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£15
Potential rating after carrying out recommendations 1 to 4	75 | C

Recommendation 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£105
Potential rating after carrying out recommendations 1 to 5	77 | C

Recommendation 6: 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 6	84 | B

Recommendation 7: Wind turbine

Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£669
Potential rating after carrying out recommendations 1 to 7	98 | A

Paying for energy improvements

Find energy grants and ways to save energy in your home.

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1469
Potential saving	£593

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.

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	28644.0 kWh per year
Water heating	2188.0 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	411 kWh per year
Cavity wall insulation	546 kWh per year
Solid wall insulation	8697 kWh per year

You might be able to receive Renewable Heat Incentive payments. This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

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