# **Energy performance certificate (EPC)**

32, Graham Street LANCASTER LA1 4UE Energy rating

D

Valid until: 23 June 2030

Certificate number:

Mid-terrace house

8120-6926-6380-4784-8222

Property type

Total floor area 27 square metres

## Rules on letting this property

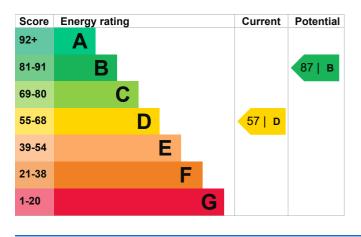
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u>
(<a href="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</a>).

# **Energy efficiency rating for this property**

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

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 the number the lower your fuel 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

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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 495 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

Cavity fill is recommended

# **Environmental impact of this property**

This property's current environmental impact rating is D. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

produces	2.0 tornies of 002
This property's potential production	0.6 tonnes of CO2

This property

2.3 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 1.7 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 (57) to B (87).

Recommendation	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£62
2. Heating controls (room thermostat)	£350 - £450	£23
3. Condensing boiler	£2,200 - £3,000	£36
4. Flue gas heat recovery	£400 - £900	£15
5. Solar water heating	£4,000 - £6,000	£15
6. Solar photovoltaic panels	£3,500 - £5,500	£320

### Paying for energy improvements

<u>Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)</u>

# Estimated energy use and potential savings

Estimated yearly energy cost for this property

Potential saving £549

£549

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 <a href="https://www.now.no.nd/">how to</a> <a href="https://www.no.nd/">improve this property's energy performance.</a>

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<a href="https://www.simpleenergyadvice.org.uk/">https://www.simpleenergyadvice.org.uk/</a>).

#### 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 6094 kWh per year

Water heating 1388 kWh per year

Potential energy savings by installing insulation

Cavity wall insulation 1172 kWh per year

You might be able to receive Renewable
Heat Incentive payments
(https://www.gov.uk/domestic-renewable-heatincentive). 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

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### **Assessor contact details**

Assessor's name Nicholas Phillips
Telephone 01524 220013

Email <u>energy@etsos.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/020888
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

#### **Assessment details**

Assessor's declaration

Date of assessment

Date of certificate

No related party
24 June 2020
24 June 2020

Type of assessment RdSAP