# **Energy performance certificate (EPC)**

16 TIBICAR DRIVE EAST HEYSHAM MORECAMBE LA3 2AR Energy rating

Valid until: 14 July 2031

Certificate number: 2190-2943-6090-9006-1101

Property type Semi-detached house

Total floor area 90 square metres

# Rules on letting this property

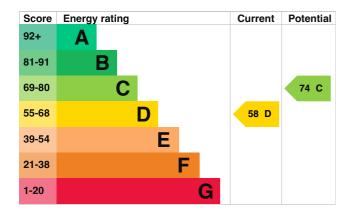
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>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 D. 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	Cavity wall, filled cavity	Average
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Pitched, 75 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Mostly double glazing	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating	Electric storage heaters	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Main heating control	Automatic charge control	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 54% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

#### Primary energy use

The primary energy use for this property per year is 366 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,163 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 £178 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:

- 12,183 kWh per year for heating
- 1,986 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

• 1,158 kWh per year from loft insulation

#### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

This property produces	5.7 tonnes of CO2
This property's potential production	3.8 tonnes of CO2
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
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average occupancy and energy use. People living at the property may use different amounts of energy.	
	This property's potential production  You could improve this propensions by making the set of the thin will help to protect the the thin average occupancy and enliving at the property may understand the production

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£44

Step	Typical installation cost	Typical yearly saving
2. Floor insulation (suspended floor)	£800 - £1,200	£77
3. Low energy lighting	£30	£31
4. Solar water heating	£4,000 - £6,000	£28
5. Solar photovoltaic panels	£3,500 - £5,500	£350

#### 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.

#### 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 Timothy Wood Telephone 07800 895 988

Email <u>tjwoodepc@gmail.com</u>

### Contacting the accreditation scheme

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

Accreditation scheme Quidos Limited
Assessor's ID QUID200564
Telephone 01225 667 570
Email info@quidos.co.uk

#### About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
9 July 2021
15 July 2021
RdSAP