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# Energy performance certificate (EPC)

IVY COTTAGE
PINDALE ROAD
CASTLETON
HOPE VALLEY
S33 8WU

Energy rating

**D**

| Valid until | Certificate number |
|---|---|
| **16 June 2031** | **1439-8126-4000-0904-7296** |

| | |
|---|---|
| **roperty type** | Semi-detached house |
| **otal floor area** | 115 square metres |

### ules on letting this property

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

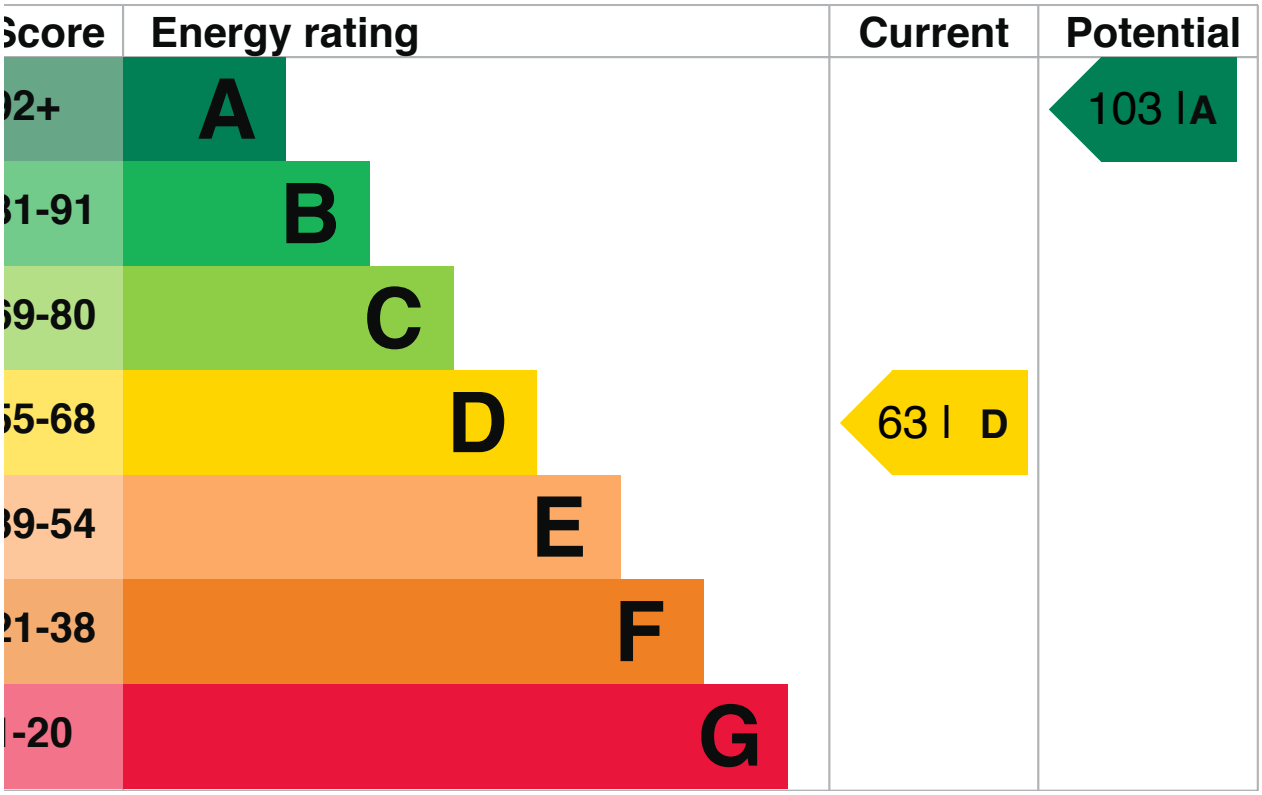
he property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords o

e regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-dlord-guidance).

## nergy efficiency rating for this property

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

e how to improve this property's energy performance.




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

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

operties are also given a score. The higher the number the lower your fuel bills are likely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## eakdown of property's energy performance

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

ch feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

hen the description says “assumed”, it means that the feature could not be inspected and an assumption has been made sed on the property’s age and type.

| ature | Description | Rating |
|---|---|---|
| all | Sandstone or limestone, as built, no insulation (assumed) | Poor |
| oof | Pitched, 250 mm loft insulation | Good |
| ndow | Some double glazing | Very poor |
| ain heating | Boiler and radiators, mains gas | Good |
| ain heating control | Programmer, room thermostat and TRVs | Good |
| t water | From main system | Good |
| ghting | Low energy lighting in all fixed outlets | Very good |
| oor | Solid, no insulation (assumed) | N/A |
| condary heating | Room heaters, dual fuel (mineral and wood) | N/A |

# rimary energy use

e primary energy use for this property per year is 291 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

# dditional information

ditional information about this property:

- Stone walls present, not insulated

### nvironmental impact of this property

ne of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in o mes produces over a quarter of the UK’s CO2 emissions.

| | |
|---|---|
| **n average household roduces** | 6 tonnes of CO2 |

| | |
|---|---|
| **his property produces** | 6.0 tonnes of CO2 |
| **his property's potential roduction** | 0.6 tonnes of CO2 |

making the recommended changes, you could reduce this property's CO2 emissions by 5.4 tonnes per year. This will help to otect the environment.

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

## ow to improve this property's energy performance

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

you make all of the recommended changes, this will improve the property's energy rating and ore from D (63) to A (103).

What is an energy rating?

Potential energy rating

A

## ecommendation 1: Internal or external wall nsulation

ernal or external wall insulation

| | |
|---|---|
| **ypical installation cost** | £4,000 - £14,000 |
| **ypical yearly saving** | £316 |
| **otential rating after carrying out ecommendation 1** | 72 I C |

## ecommendation 2: Floor insulation (solid floor)

oor insulation (solid floor)

| | |
|---|---|
| **ypical installation cost** | £4,000 - £6,000 |
| **ypical yearly saving** | £50 |
| **otential rating after carrying out ecommendations 1 and 2** | 73 I C |

## ecommendation 3: Solar water heating

lar water heating

| | |
|---|---|
| **ypical installation cost** | £4,000 - £6,000 |
| **ypical yearly saving** | £30 |
| **otential rating after carrying out ecommendations 1 to 3** | 75 I C |

## ecommendation 4: Double glazed windows

place single glazed windows with low-E double glazed windows

| | |
|---|---|
| **ypical installation cost** | £3,300 - £6,500 |
| **ypical yearly saving** | £101 |
| **otential rating after carrying out ecommendations 1 to 4** | 78 I C |

## ecommendation 5: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

| | |
|---|---|
| **ypical installation cost** | £3,500 - £5,500 |
| **ypical yearly saving** | £312 |
| **otential rating after carrying out ecommendations 1 to 5** | 86 I B |

## ecommendation 6: Wind turbine

nd turbine

| | |
|---|---|
| **ypical installation cost** | £15,000 - £25,000 |
| **ypical yearly saving** | £676 |
| **otential rating after carrying out ecommendations 1 to 6** | 103 I A |

## aying for energy improvements

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

**stimated energy use and potential savings**

| | |
|---|---|
| **stimated yearly energy cost for this roperty** | £1254 |
| **otential saving** | £497 |

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It i t based on how energy is used by the people living at the property.

e estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

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

# leating use in this property

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

## stimated energy used to heat this property

| | |
|---|---|
| **pace heating** | 20264 kWh per year |
| **ater heating** | 2280 kWh per year |

## otential energy savings by installing insulation

| pe of insulation | Amount of energy saved |
|---|---|
| **lid wall insulation** | 6785 kWh per year |

u might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This wil lp to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The timated energy required for space and water heating will form the basis of the payments.

### ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

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

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

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

# ssessor contact details

| | |
|---|---|
| **ssessor's name** | Emma-Jayne Garnett |
| **elephone** | 0845 0945 192 |

| | |
|---|---|
| mail | epcquery@vibrantenergymatters.co.uk |

## ccreditation scheme contact details

| | |
|---|---|
| ccreditation scheme | Elmhurst Energy Systems Ltd |
| ssessor ID | EES/023679 |
| elephone | 01455 883 250 |
| mail | enquiries@elmhurstenergy.co.uk |

## ssessment details

| | |
|---|---|
| ssessor's declaration | No related party |
| ate of assessment | 14 June 2021 |
| ate of certificate | 17 June 2021 |
| ype of assessment | ▶ RdSAP |

**her certificates for this property**

ou are aware of previous certificates for this property and they are not listed here, please contact us at clg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

| | |
|---|---|
| ertificate number | 0487-2886-6135-9209-2185 (/energy-certificate/0487-2886-6135-9209-2185) |
| alid until | 5 July 2021 |