Energy performance certificate (EPC)

NEVILLE COTTAGE WEST END MIDDLEHAM DL8 4QQ Energy rating

Valid until: 31 October 2030

Certificate number: 5001-5458-0722-9021-0103

Property type Semi-detached house

Total floor area 138 square metres

Rules on letting this property

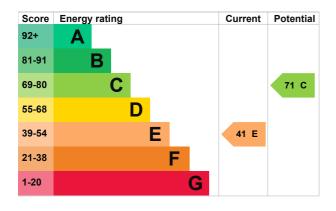
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

<u>See how to improve this property's energy efficiency.</u>



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	Sandstone or limestone, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated	Average
Window	Fully double glazed	Average
Main heating	Boiler and underfloor heating, oil	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer and room thermostat	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 27% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (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 308 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £1,877 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 £719 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 25,641 kWh per year for heating
- 3,159 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	11.0 tonnes of CO2
This property's potential production	5.7 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£441
2. Floor insulation (solid floor)	£4,000 - £6,000	£59
3. Low energy lighting	£80	£57
4. Heating controls (zone control)	£350 - £450	£43
5. Condensing boiler	£2,200 - £3,000	£81

Step	Typical installation cost	Typical yearly saving
6. Solar water heating	£4,000 - £6,000	£38
7. Solar photovoltaic panels	£3,500 - £5,500	£322

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.

More ways to save energy

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

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	Mark Pidhajeckyj
Telephone	07714417977
Email	mark@vue3sixty.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd	
Assessor's ID	STRO020602	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment Assessor's declaration	No related party	
Date of assessment	25 September 2020	
Date of certificate	1 November 2020	
Type of assessment	RdSAP	