Energy performance certificate (EPC)		
2, Ramsey Street CHESTER LE STREET DH3 3JH	Energy rating	Valid until: 3 October 2024 Certificate number: 8494-1572-1829-0707-2043
Property type		End-terrace house
Total floor area		82 square metres

Rules on letting this property

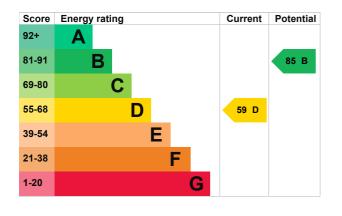
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and 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 B.

<u>See how to improve this property's energy</u> <u>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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
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 275 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,021 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 £411 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 14,733 kWh per year for heating
- 2,131 kWh per year for hot water

Impact on the enviro	nment	This property produces	4.3 tonnes of CO2
This property's current environ rating is D. It has the potentia	•	This property's potential production	1.5 tonnes of CO2
Properties get a rating from / (worst) on how much carbon they produce each year.		You could improve this pro emissions by making the s This will help to protect the	suggested changes.
Carbon emissions		These ratings are based of about average occupancy	and energy use.
An average household produces	6 tonnes of CO2	People living at the property may use differ amounts of energy.	rty may use different

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£45
2. Cavity wall insulation	£500 - £1,500	£197
3. Floor insulation	£800 - £1,200	£61
4. Heating controls (room thermostat and TRVs)	£350 - £450	£79
5. Solar water heating	£4,000 - £6,000	£30

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£9,000 - £14,000	£233

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 <u>www.gov.uk/improve-energy-efficiency</u>.

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	Matthew Bliss
Telephone	07860558824
Email	matt@theenergycouncil.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	Northgate
Assessor's ID	NGIS801667
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	Financial interest in the property
Date of assessment	3 October 2014
Date of certificate	4 October 2014
Type of assessment	<u>RdSAP</u>