Energy performance certificate (EPC)			
5 Fairview Gardens RICHMOND DL10 4NP	Energy rating	Valid until: 15 February 2032 Certificate number: 2491-1072-1184-8102-3691	
Property type	Detached house		
Total floor area		122 square metres	

Rules on letting this property

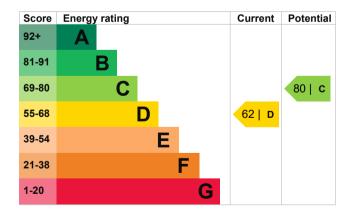
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 89% of fixed outlets	Very good
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 288 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	6.2 tonnes of CO2
This property's current env rating is E. It has the poten	•	This property's potential production	3.5 tonnes of CO2
Properties are rated in a so based on how much carbon produce.	n dioxide (CO2) they	By making the <u>recommend</u> could reduce this property's 2.7 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties. An average household produces	6 tonnes of CO2	Environmental impact ratin assumptions about average energy use. They may not consumed by the people liv	e occupancy and reflect how energy is

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 (62) to C (80).

Recommendation	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£179
2. Floor insulation (solid floor)	£4,000 - £6,000	£69
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£14
4. Solar water heating	£4,000 - £6,000	£37
5. Solar photovoltaic panels	£3,500 - £5,500	£334

Paying for energy improvements

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

Estimated energy use and potential savings		Heating a property usu majority of energy cost	
Estimated yearly energy	£1205	Estimated energy use	ed to heat this property
cost for this property		Space heating	18540 kWh per year
Potential saving	£298		
		Water heating	3348 kWh per year
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.		Potential energy s insulation	savings by installing
		Type of insulation	Amount of energy saved
The estimated saving is based on making all of the recommendations in <u>how to improve this</u> property's energy performance.		Cavity wall insulation	3965 kWh per year
			eceive <u>Renewable Heat</u> tps://www.gov.uk/domestic-
For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u>		renewable-heat-incentive carbon emissions by re	e). This will help to reduce eplacing your existing

(https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Space heating	18540 kWh per year
Water heating	3348 kWh per year

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	Steven Mason	
Telephone	07904233047 🤳	
Email	info@mpsproperty.co.uk	

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

ECMK ECMK302147 (0333 123 1418

No related party 16 February 2022 16 February 2022 <u>RdSAP</u>

info@ecmk.co.uk