Energy performance certificate (EPC)			
21 Marshall Street BARNARD CASTLE DL12 8AG	Energy rating	Valid until: 4 July 2032 Certificate number: 9332-8826-1100-0641-7222	
Property type	Semi-detached house		
Total floor area	136 square metres		

Rules on letting this property

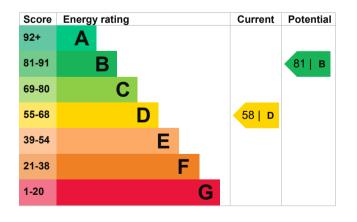
Properties can be rented if they have an energy rating from A to E.

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 B.

<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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, 150 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 all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

Primary energy use

The primary energy use for this property per year is 333 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- · Cavity fill is recommended
- Stone walls present, not insulated

Environmental impact property	of this	This property produces	9.0 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	4.4 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 4.6 tonnes per year. This will help to protect the	
Properties with an A rating pro	duce less CO2	environment.	
than G rated properties.		Environmental impact rating assumptions about average	
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (58) to B (81).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£123
2. Internal or external wall insulation	£4,000 - £14,000	£366
3. Floor insulation (solid floor)	£4,000 - £6,000	£70
4. Solar water heating	£4,000 - £6,000	£27
5. Solar photovoltaic panels	£3,500 - £5,500	£324

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 use in this property		
Estimated yearly energy	£1580	Heating a property usually makes up the majority of energy costs.		
cost for this property Potential saving	£586	Estimated energy used to heat this property		
		Type of heating	Estimated energy used	
The estimated east shows how m	such the	Space heating	28074 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.		Water heating	2311 kWh per year	
		Potential energy savings by installing insulation		
The potential saving shows how much money		Type of insulation	Amount of energy saved	
you could save if you <u>complete e</u> recommended step in order.	<u>ach</u>	Loft insulation	120 kWh per year	
For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).		Cavity wall insulation	2736 kWh per year	

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		
Telephone		
Email		

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Thomas Benson 0203 397 8220 support@epconline.co.uk

Elmhurst Energy Systems Ltd EES/026190 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

No related party 29 June 2022 5 July 2022 RdSAP