Energy performance certificate (EPC)		
The Old Woodshed Parkmill Llangarron Ross on Wye HR9 6NH	Energy rating	Valid until: 31 October 2033 Certificate number: 7690-3794-0332-8000-3973
Property type		Semi-detached bungalow
Total floor area		50 square metres

Rules on letting this property

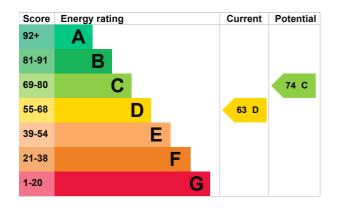
Properties can be let if they have an energy rating from A to E.

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 C.

<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
Walls	Average thermal transmittance 0.26 W/m²K	Very good
Roof	Average thermal transmittance 0.14 W/m²K	Very good
Floor	Average thermal transmittance 0.17 W/m²K	Very good
Windows	High performance glazing	Good
Main heating	Air source heat pump, underfloor, electric	Poor
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Good lighting efficiency	Good
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Air source heat pump

Primary energy use

The primary energy use for this property per year is 105 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£724 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 £73 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

This property produces

0.5 tonnes of CO2

Impact on the environment

This property's current env rating is A. It has the poter		This property's potential production	0.3 tonnes of CO2
Properties get a rating from (worst) on how much carb they produce each year. C environment.	on dioxide (CO2)	You could improve this emissions by making th This will help to protect	e suggested changes.
Carbon emissions		These ratings are based about average occupan People living at the prop amounts of energy.	cy and energy use.
An average household produces	6 tonnes of CO2	amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£73
2. Solar photovoltaic panels	£3,500 - £5,500	£250

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	Peter Loveday
Telephone	01885 488418
Email	sales@energysurveysgb.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/022686
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	1 November 2023
Date of certificate	1 November 2023
Type of assessment	SAP