Energy performance certificate (EPC) Brompton Mill Churchstoke MONTGOMERY SY15 6SP Energy rating Certificate number: 7807-1124-7230-0680-9226 Certificate number: 7807-1124-7230-0680-9226 Total floor area 222 square metres

Rules on letting this property

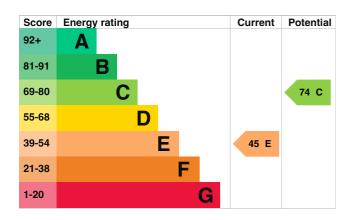
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<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 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 | Solid brick, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, insulated (assumed) | Very good |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Roof | Roof room(s), insulated (assumed) | Very good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Average |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| 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 228 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,129 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 £530 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.

Heating this property

Estimated energy needed in this property is:

- 33,892 kWh per year for heating
- 3,736 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 6,183 kWh per year from loft insulation
- 9,081 kWh per year from solid wall insulation

More ways to save energy

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

| Environmental impact of this property | | This property produces | 13.0 tonnes of CO2 |
|--|-----------------|---|--------------------|
| This property's current environmental impact rating is F. It has the potential to be D. | | This property's potential production | 6.9 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. | | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. | |
| Carbon emissions | | These ratings are based or | • |
| An average household produces | 6 tonnes of CO2 | 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 | £429 |
| 2. Floor insulation (suspended floor) | £800 - £1,200 | £68 |
| 3. Solar water heating | £4,000 - £6,000 | £35 |
| 4. Solar photovoltaic panels | £3,500 - £5,500 | £361 |
| 5. Wind turbine | £15,000 - £25,000 | £730 |

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.

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 Miroslava Babicova Telephone 01948820328

Email <u>mira@propertyphotographix.com</u>

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 STR0034642
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
20 April 2023
24 April 2023

RdSAP