# Energy performance certificate (EPC)

59 Portland Street
ST. ALBANS
AL3 4RA

Energy rating

Valid until: 22 May 2033

Certificate 0110-2128-0058-2697-6825
number:

## **Property type**

end-terrace house

#### **Total floor area**

67 square metres

#### Rules on letting this property

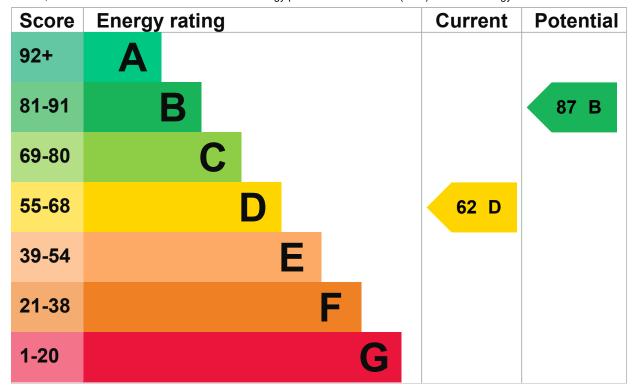
Properties can be let if they have an energy rating from A to E.

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 rating and score**

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

See how to improve this property's energy efficiency.



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
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good

Feature	Description	Rating
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

# Primary energy use

The primary energy use for this property per year is 295 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

#### **Environmental impact of this property**

This property's current environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

## An average household produces

6 tonnes of CO2

## This property produces

3.5 tonnes of CO2

## This property's potential production

1.0 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

#### Changes you could make

## Do I need to follow these steps in order?

# Step 1: Internal or external wall insulation

## Typical installation cost

£4,000 - £14,000

## Typical yearly saving

£190

## Potential rating after completing step 1

72 C

# Step 2: Floor insulation (suspended floor)

## **Typical installation cost**

£800 - £1,200

## Typical yearly saving

£39

## Potential rating after completing steps 1 and 2

74 C

# Step 3: Solar water heating

# Typical installation cost

£4,000 - £6,000

## Typical yearly saving

£29

## Potential rating after completing steps 1 to 3

75 C

# Step 4: Solar photovoltaic panels, 2.5 kWp

## **Typical installation cost**

£3,500 - £5,500

## Typical yearly saving

£375

#### Potential rating after completing steps 1 to 4

87 B

# Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme</u> (<u>https://www.gov.uk/apply-boiler-upgrade-scheme</u>). This will help you buy a more efficient, low carbon heating system for this property.

#### Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

## Estimated yearly energy cost for this property

£751

## Potential saving if you complete every step in order

£258

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.

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

## Estimated energy used to heat this property

Type of heating Estimated energy used

Space heating 10557 kWh per year

Water heating 1960 kWh per year

#### Potential energy savings by installing insulation

Type of insulation Amount of energy saved

**Loft insulation** 169 kWh per year

Solid wall insulation 4309 kWh per year

# Saving energy in this property

Find ways to save energy in your home.

#### 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

Luke Mchale

#### Telephone

07811263958

#### **Email**

luke@theimagetailor.com

## Accreditation scheme contact details

#### **Accreditation scheme**

Stroma Certification Ltd

#### **Assessor ID**

STRO008257

## **Telephone**

0330 124 9660

#### **Email**

certification@stroma.com

## **Assessment details**

#### Assessor's declaration

#### No related party

#### **Date of assessment**

18 May 2023

#### **Date of certificate**

23 May 2023

## Type of assessment



► RdSAP

#### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

#### Certificate number

8507-8199-3529-5506-8223 (/energy-certificate/8507-8199-3529-5506-8223)

## **Expired on**

31 January 2022