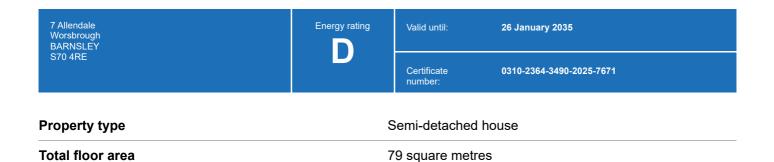
# **Energy performance certificate (EPC)**



## 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 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 270 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Suspended, 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 348 kilowatt hours per square metre (kWh/m2).

► About primary energy use

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend £1,474 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 £513 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 13,796 kWh per year for heating
- · 2,102 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

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

#### **Carbon emissions**

This property produces	4.9 tonnes of CO2
This property's potential production	2.1 tonnes of CO2

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

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

▶ Do I need to follow these steps in order?

Step 1: Flat roof or Sloping Ceiling Insulatio	of or sloping ceiling insulation	ceiling	sloping	oof or	Flat	1:	Step
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Typical installation cost	£850 - £1,500
Typical yearly saving	£43
Potential rating after completing step 1	57 D

### Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£220
Potential rating after completing steps 1 and 2	64 D

### Step 3: Party wall insulation

Typical installation cost	£300 - £600
Typical yearly saving	£35
Potential rating after completing steps 1 to 3	65 D

### **Step 4: Floor insulation (suspended floor)**

Typical installation cost	£800 - £1,200
Typical yearly saving	£93
Potential rating after completing steps 1 to 4	67 D

## Step 5: Low energy lighting

Typical installation cost	£30
Typical yearly saving	£36
Potential rating after completing steps 1 to 5	68 D

## **Step 6: Heating controls (thermostatic radiator valves)**

Heating controls (TRVs)

Typical installation cost	£350 - £450
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Typical yearly saving	£38
Potential rating after completing steps 1 to 6	69 C

#### Step 7: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£47
Potential rating after completing steps 1 to 7	71 C

### Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£396
Potential rating after completing steps 1 to 8	81 B

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

### 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	Adrian Whitham
Telephone	07903 588 299
Email	orders@asbuiltenergysurveys.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/019745
Telephone	01455 883 250

#### About this assessment

Assessor's declaration	No related party
Date of assessment	24 January 2025
Date of certificate	27 January 2025
Type of assessment	► <u>RdSAP</u>

## 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 <a href="mailto:mhclg.digital-services@communities.gov.uk">mhclg.digital-services@communities.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u>

Give feedback (https://forms.office.com/e/KX25htGMX5) Service performance (/service-performance)

#### **OGL**

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