# **Energy performance certificate (EPC)**



# Rules on letting this property

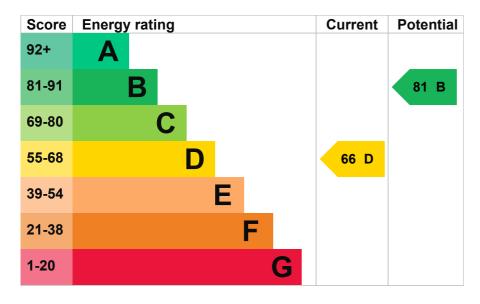
Properties can be let if they have an energy rating from A to E.

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, filled cavity	Average
Roof	Pitched, 250 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 75% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, 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 253 kilowatt hours per square metre (kWh/m2).

► About primary energy use

## How this affects your energy bills

An average household would need to spend £1,148 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 £177 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:

- 10,662 kWh per year for heating
- 1,978 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is D. 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**

An average household produces	6 tonnes of CO2
This property produces	3.7 tonnes of CO2
This property's potential production	2.1 tonnes of CO2

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

# Steps you could take to save energy

▶ Do I need to follow these steps in order?

Typical yearly saving

Step 1: Party wall insulation	
Typical installation cost	£300 - £600
Typical yearly saving	£45
Potential rating after completing step 1	67 D
Step 2: Floor insulation (suspended floor)	
Typical installation cost	£800 - £1,200
Typical yearly saving	£32
Potential rating after completing steps 1 and 2	68 D
Step 3: Floor insulation (solid floor)	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£40
Potential rating after completing steps 1 to 3	69 C
Step 4: Low energy lighting	
Typical installation cost	£20
Typical yearly saving	£19
Potential rating after completing steps 1 to 4	69 C
Step 5: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£42
Potential rating after completing steps 1 to 5	71 C
Step 6: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	£3,500 - £5,500

£415

### 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	Christopher Harrop
Telephone	07763503054
Email	chris@greenpeakdea.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/031012
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party
Date of assessment	22 January 2025
Date of certificate	23 January 2025
Type of assessment	► <u>RdSAP</u>

## Other certificates for this property

**Expired on** 9 November 2020

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