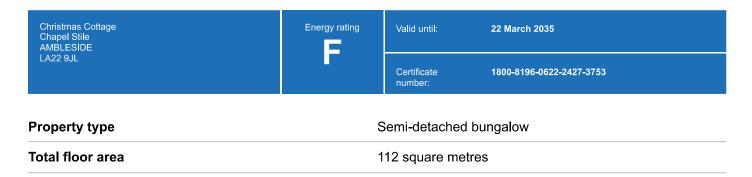
English Cymraeg

Energy performance certificate (EPC)



Rules on letting this property



You may not be able to let this property

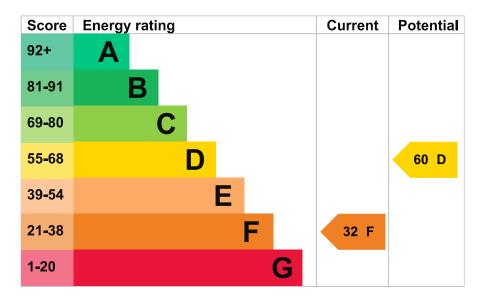
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

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

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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (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 301 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 £3,039 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 £907 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:

- 23,664 kWh per year for heating
- · 2,064 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

An average household produces	6 tonnes of CO2
This property produces	7.4 tonnes of CO2
This property's potential production	4.2 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 insulation	Step 1:	Flat ro	oof or s	sloping	ceiling	insulation
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Typical installation cost	£850 - £1,500
Typical yearly saving	£242
Potential rating after completing step 1	37 F

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£254
Potential rating after completing steps 1 and 2	42 E

Step 3: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£208
Potential rating after completing steps 1 to 3	46 E

Step 4: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£123
Potential rating after completing steps 1 to 4	49 E

Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£81
Potential rating after completing steps 1 to 5	51 E

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£414

Potential rating after completing steps 1 to 6



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	Melanie Wilson
Telephone	01189770690
Email	epc@nichecom.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/025514	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

About this assessment

Assessor's declaration	No related party
Date of assessment	21 March 2025
Date of certificate	23 March 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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

<u>9758-8051-6229-9442-8944 (/energy-certificate/9758-8051-6229-9442-8944)</u>

Expired on

16 January 2022

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

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