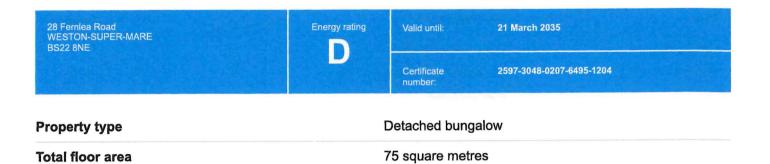
Energy performance certificate (EPC)



Rules on letting this property

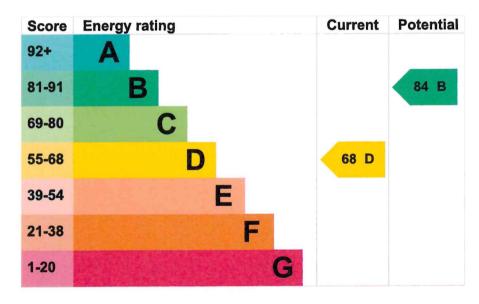
Properties can be let if they have an energy rating from A to E.

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	Dation
Wall	Cavity wall, filled cavity	Rating
Roof	Pitched, 150 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Average
Main heating control	Programmer, room thermostat and TRVs	Good
lot water	From main system	Good
ighting	Low energy lighting in 67% of fixed outlets	Good
loor	Suspended, no insulation (assumed)	Good
econdary heating	None	N/A
Primary energy use		N/A

Primary energy use

The primary energy use for this property per year is 223 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £957 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your

You could save £165 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

Heating this property

Estimated energy needed in this property is:

- 8,826 kWh per year for heating
- 2,057 kWh per year for hot water

Impact on the environment

This property's 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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	o tolliles of CO2
me property produces	2.9 tonnes of CO2
This property's potential production	
Production	1.3 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.

iteps you could take to save energy

Do I need to follow these steps in order?

Step 1: Floor insulation (suspended floor)

Step 1: Floor insulation (Suspense)	£800 - £1,200
Typical installation cost	£96
Typical yearly saving	71 C
ger completing step 1	

Typical yearly saving	71 C
Potential rating after completing step 1	
Poteritian	

Step 2: Low energy lighting

Step 2: Low energy lighting	£10
Typical installation cost	£24
Typical yearly saving	71 C
Potential rating after completing steps 1 and 2	

Step 3: Solar water heating

Step 3: Solar water heating	£4,000 - £6,000
Typical installation cost	£46
Typical yearly saving	72 C
Potential rating after completing steps 1 to 3	

Step 4: Solar photovoltaic panels, 2.5 kWp

Step 4: Solar photovoltaic panels,	£3,500 - £5,500
Typical installation cost	£472
Typical yearly saving	84 B
Potential rating after completing steps 1 to 4	

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: <u>Energy Company Obligation</u>

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.

	J. Called II.	
Assessor's name	Gary Langdale	
Telephone	01934 644062	
Email		
and the same of th	gary@a1-homeinspectors.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	
, tool callation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018067
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
	- Islandy, Island

About this assessment

Assessor's declaration	No related party
Date of assessment	21 March 2025
Date of certificate	22 March 2025
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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies) Give feedback (https://forms.office.com/e/KX25htGMX5) Service performance (/service-performance)

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