

# Energy performance certificate (EPC)

7 Crays Hill Leabrooks ALFRETON DE55 1LN	Energy rating <b>E</b>	Valid until: <b>12 May 2035</b>
		Certificate number: <b>2100-1705-2050-6007-7391</b>

Property type	Detached house
Total floor area	144 square metres

## Rules on letting this property

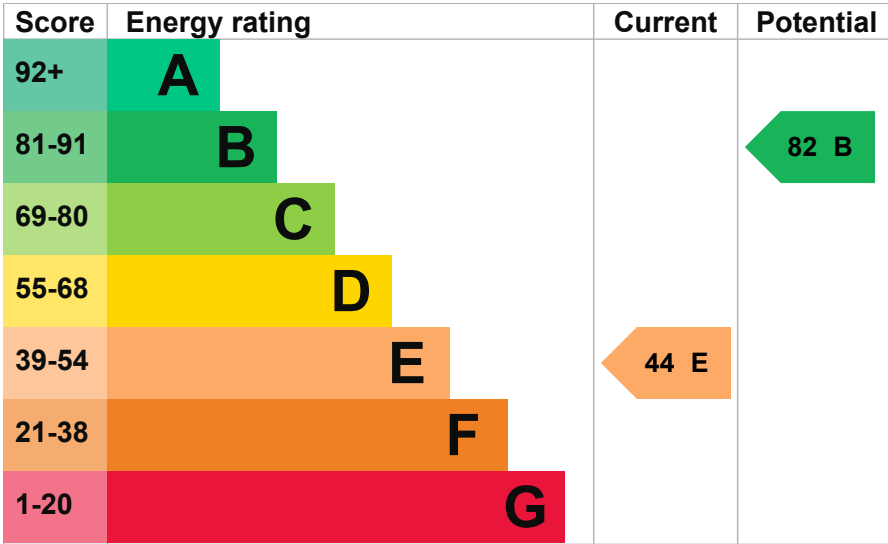
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. 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, no insulation	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
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 406 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Dual electricity meter selected but there is also an electricity meter for standard tariff  
The assessment has been done on the basis of an off-peak electricity tariff. However some heating or hot water appliances may be on the standard domestic tariff.
- Two main heating systems and heating system upgrade is recommended  
As there is more than one heating system, you should seek professional advice on the most cost-effective option for upgrading the systems.

## How this affects your energy bills

An average household would need to spend **£2,969 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 £1,672 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:

- 30,442 kWh per year for heating
- 6,445 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is F. 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

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	10.0 tonnes of CO2
<b>This property's potential production</b>	3.1 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: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £386

Potential rating after completing step 1

51 E

## Step 2: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £765

Potential rating after completing steps 1 and 2

65 D

## Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £132

Potential rating after completing steps 1 to 3

67 D

## Step 4: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost £15 - £30

Typical yearly saving £180

Potential rating after completing steps 1 to 4

71 C

## Step 5: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £99

Potential rating after completing steps 1 to 5

72 C

## Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

**Typical yearly saving**

£110

**Potential rating after completing steps 1 to 6****75 C**

## Step 7: Solar photovoltaic panels, 2.5 kWp

**Typical installation cost**

£3,500 - £5,500

**Typical yearly saving**

£442

**Potential rating after completing steps 1 to 7****82 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**

Danny Hopkinson

**Telephone**

07426 081187

**Email**[danny@homes-property.co.uk](mailto:danny@homes-property.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**

Quidos Limited

**Assessor's ID**

QUID204810

**Telephone**

01225 667 570

**Email**[info@quidos.co.uk](mailto:info@quidos.co.uk)

## About this assessment

**Assessor's declaration**

No related party

**Date of assessment**

13 May 2025

**Date of certificate**

13 May 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](mailto: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 \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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