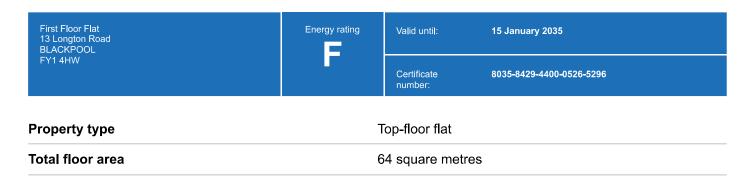
# **Energy performance certificate (EPC)**



# Rules on letting this property



#### You may not be able to let this property

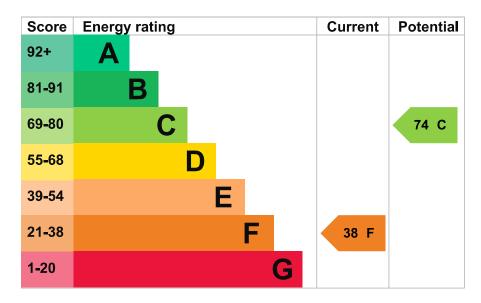
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 C.

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, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 607 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 £2,291 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 £1,344 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:

- 7,400 kWh per year for heating
- 4,926 kWh per year for hot water

## Impact on the environment

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

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 produces6 tonnes of CO2This property produces6.6 tonnes of CO2This property's potential production3.5 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

▶ <u>Do I need to follow these steps in order?</u>

Typical installation cost	£100 - £350
Typical yearly saving	£130
Potential rating after completing step 1	41 E

## Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£349
Potential rating after completing steps 1 and 2	50 E

## Step 3: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost	£15 - £30
Typical yearly saving	£485
Potential rating after completing steps 1 to 3	63 D

#### Step 4: Low energy lighting

Typical installation cost	£10
Typical yearly saving	£17
Potential rating after completing steps 1 to 4	64 D

## Step 5: High heat retention storage heaters

Typical installation cost	£1,200 - £1,800
Typical yearly saving	£362
Potential rating after completing steps 1 to 5	74 C

### 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:

- Free energy saving improvements: Home Upgrade Grant
- 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	Fiona Pritchard
Telephone	01495 234 300
Email	epcquery@vibrantenergymatters.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/026981
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	16 January 2025
Date of certificate	16 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).

Certificate number	0178-5040-6296-7960-6960 (/energy-certificate/0178-5040-
	6296-7960-6960)

Expired on	2 June 2020
Expired on	2 Julie 2020
•	

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

#### **OGL**

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