Energy performance certificate (EPC)

2 Horton TELFORD TF6 6DR	Energy rating **F**	Valid until:	**17 February 2035**
		Certificate number:	**2080-2609-0450-1209-0571**

Property type	Detached house
Total floor area	100 square metres

Rules on letting this property

You may not be able to let this property

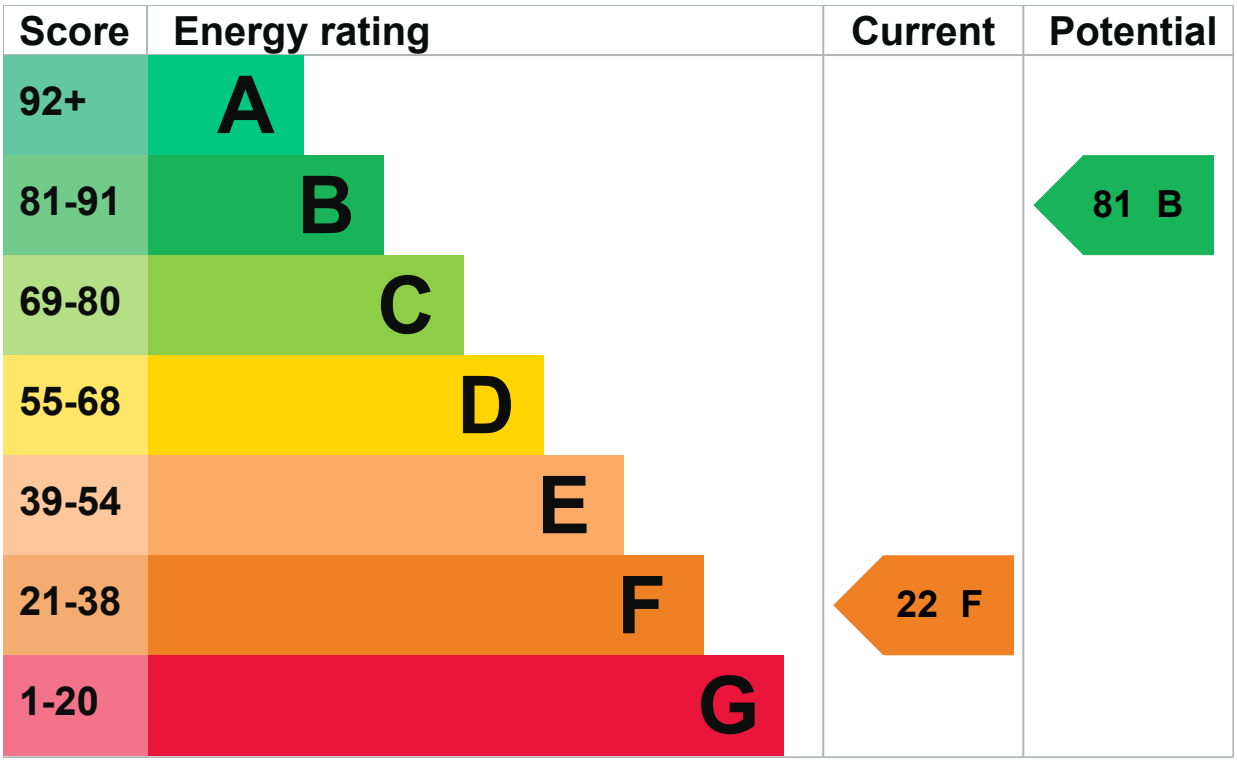
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 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)	Poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Roof	Flat, no insulation (assumed)	Very poor

Feature	Description	Rating
Roof	Flat, limited insulation (assumed)	Very poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 317 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 **£2,789 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 £1,234 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:

- 19,719 kWh per year for heating
- 2,245 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be A.

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	6.6 tonnes of CO2
This property's potential production	0.8 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

Typical installation cost	£850 - £1,500
Typical yearly saving	£262
Potential rating after completing step 1	**28 F**

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£128
Potential rating after completing steps 1 and 2	**30 F**

Step 3: Internal wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£443
Potential rating after completing steps 1 to 3	**41 E**

Step 4: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£193
Potential rating after completing steps 1 to 4	**46 E**

Step 5: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£80
Potential rating after completing steps 1 to 5	**49 E**

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£84
Potential rating after completing steps 1 to 6	**52 E**

Step 7: High performance external doors

Typical installation cost	£1,500
Typical yearly saving	£45
Potential rating after completing steps 1 to 7	**53 E**

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£481
Potential rating after completing steps 1 to 8	**62 D**

Step 9: Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£934
Potential rating after completing steps 1 to 9	81 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	Oliver Mitchell-Gough
Telephone	07495321736
Email	olivermgough21@gmail.com

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	QUID209675
Telephone	01225 667 570

Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	30 January 2025
Date of certificate	18 February 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).

Certificate number	0373-2846-6148-9500-3631 (/energy-certificate/0373-2846-6148-9500-3631)
Expired on	7 April 2020