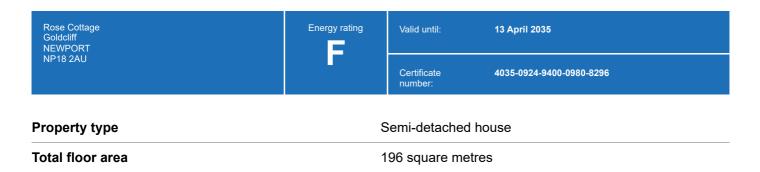
# **Energy performance certificate (EPC)**



## Rules on letting this property



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

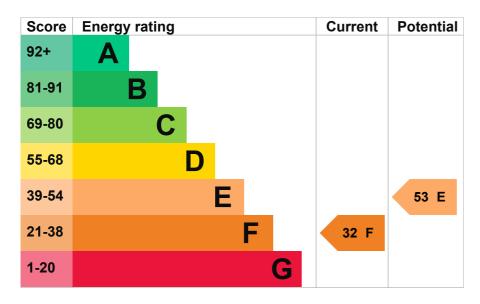
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 E.

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

### 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, LPG	Very poor
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Very poor
Lighting	Low energy lighting in 85% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 148 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### **Additional information**

Additional information about this property:

Stone walls present, not insulated

# How this affects your energy bills

An average household would need to spend £3,708 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 £993 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:

- 19,538 kWh per year for heating
- · 2,345 kWh per year for hot water

### Impact on the environment

This property's environmental impact rating is D. 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	6.3 tonnes of CO2
This property's potential production	3.6 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?

Typical installation cost	£100 - £350
Typical yearly saving	£156
Potential rating after completing step 1	34 F

### Step 2: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£274
Potential rating after completing steps 1 and 2	38 F

### Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£266
Potential rating after completing steps 1 to 3	43 E

### **Step 4: Heating controls (thermostatic radiator valves)**

Heating controls (TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£155
Potential rating after completing steps 1 to 4	45 E

### Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£142
Potential rating after completing steps 1 to 5	48 E

### Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
---------------------------	-----------------

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Speak to an advisor from Nest

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Nest
- 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	Kevin McGrath
Telephone	07789982237
Email	kevin.mcgrath@ntlworld.com

### 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/019664
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	10 April 2025
Date of certificate	14 April 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).

There are no related certificates for this property.

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

#### **OGL**

All content is available under the <u>Open Government Licence v3.0</u> (https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated

ht (https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework					