

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

- Email
- Copy link to clipboard
- Print

43 Church Street
WELLS-NEXT-THE-SEA
NR23 1HZ

Energy rating
E

Valid until
25 August 2032

Certificate number
7301-1469-0722-9023-0823

Property type	Semi-detached house
---------------	---------------------

Total floor area	123 square metres
------------------	-------------------

Rules on letting this property

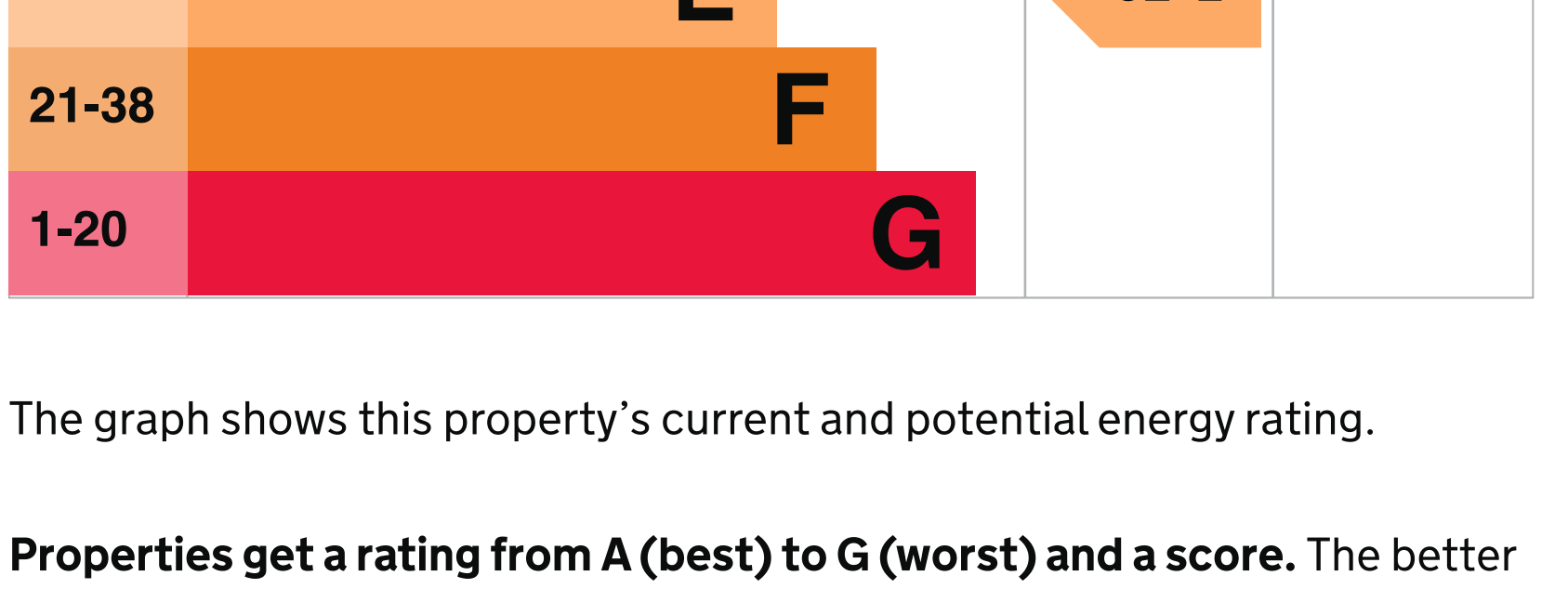
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Roof room(s), insulated	Poor
Window	Partial secondary glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 86% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 340 kilowatt hours per square metre (kWh/m2).

[About primary energy use](#)

Additional information

Additional information about this property:

- Wall type does not correspond to options available in RdSAP
The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.
- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£1,573 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 £767 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 16,932 kWh per year for heating
- 3,457 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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	7.6 tonnes of CO2
This property's potential production	2.3 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.

Steps you could take to save energy

[Do I need to follow these steps in order?](#)

Step 1: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£409
Potential rating after completing step 1	65 D

Step 2: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£59
Potential rating after completing steps 1 and 2	67 D

Step 3: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£38
Potential rating after completing steps 1 to 3	68 D

Step 4: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£60
Potential rating after completing steps 1 to 4	70 C

Step 5: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£163
Potential rating after completing steps 1 to 5	75 C

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£37
Potential rating after completing steps 1 to 6	76 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£397
Potential rating after completing steps 1 to 7	84 B

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

[Find ways to save energy in your home](#)

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	Lesley Ann Simkins
Telephone	07748 486990
Email	leslevsimkins@hotmail.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	Stroma Certification Ltd
Assessor's ID	STRO003757
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	26 August 2022
Date of certificate	26 August 2022
Type of assessment	RdSAP

Other certificates for this property

If you are aware of previous certificates for this property that 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.