



# Energy Performance Certificate (EPC)

Official Energy Efficiency Report

## ENERGY PERFORMANCE CERTIFICATE

Property Address

**Oak House, Oak Road**  
**CO9 1LX**

Current Energy Rating



**Score: 60**

Potential Rating



**Score: 68**

Document Generated

**22 April 2026**

Certificate Valid Until

**26 September 2028**

Unit 14 Second Floor Clements Court, Clements Lane, Ilford, England, IG1 2QY  
Company No: 12324007 | Data Controller: ZB239179

[www.landregistry.co.uk](http://www.landregistry.co.uk)

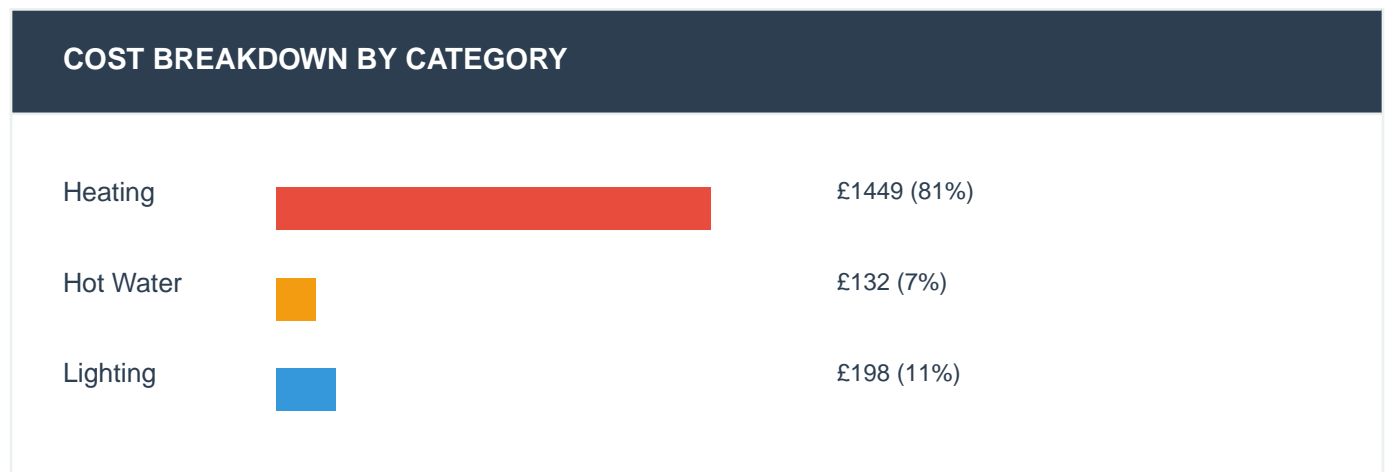
**Oak House, Oak Road**  
**CO9 1LX**

## KEY PROPERTY DETAILS

Property Type <b>[object Object]</b>	Built Form <b>[object Object]</b>
Age Band	Total Floor Area <b>307 m<sup>2</sup></b>
Habitable Rooms <b>8</b>	Heated Rooms <b>8</b>
Number of Storeys <b>1</b>	Mains Gas Available <b>No</b>

### About This Property

This [object object] was built in the period. It has a total floor area of 307 square metres with 8 habitable rooms. The property does not have access to mains gas, so alternative heating sources are required.



Category	Current Cost	Potential Cost	Saving
Space Heating	£1449	£1371	£78
Water Heating	£132	£81	£51
Lighting	£198	£121	£77
<b>TOTAL</b>	<b>£1779</b>	<b>£1573</b>	<b>£206</b>

# Detailed Recommendations

Based on this property's EPC data, the following improvements may help increase energy efficiency and reduce running costs:

<h2>1. Low Energy Lighting (LED)</h2> <p>Currently 37% of your fixed outlets use low energy lighting. Replacing all remaining bulbs with LED alternatives is a quick, cheap, and effective improvement.</p> <p>Typical Cost <b>£30 - £100</b></p> <p>Annual Saving <b>£35 - £75</b></p> <p>Payback Period <b>1 - 2 years</b></p> <p>CO2 Reduction <b>60 - 120 kg/year</b></p> <p><b>LOW</b> <b>DIY</b></p>
<h2>2. Solar Water Heating</h2> <p>Solar water heating uses roof-mounted panels to preheat water. This can reduce your hot water costs significantly and works well alongside your existing heating system.</p> <p>Typical Cost <b>£4,000 - £6,000</b></p> <p>Annual Saving <b>£60 - £110</b></p> <p>Payback Period <b>25 - 40 years</b></p> <p>CO2 Reduction <b>210 - 400 kg/year</b></p> <p><b>MEDIUM</b></p>
<h2>3. Solar Photovoltaic (PV) Panels</h2> <p>Solar PV panels generate electricity from sunlight, reducing reliance on grid electricity and potentially generating export income through the Smart Export Guarantee. Savings depend on roof orientation, shading, and household usage — discuss suitability with a qualified installer.</p> <p>Typical Cost <b>£3,500 - £5,500</b></p> <p>Annual Saving <b>Varies by property</b></p> <p>Payback Period <b>8 - 15 years</b></p> <p>CO2 Reduction <b>800 - 1,500 kg/year</b></p> <p><b>HIGH</b></p>

*These recommendations are derived from the property characteristics recorded in the Energy Performance Certificate. Cost and saving estimates are indicative and will vary depending on the property and installer. For the full official improvement report, refer to the Energy Performance Certificate issued by the accredited assessor.*

Current CO2 Emissions

**11.0**

tonnes per year

Potential CO2 Emissions

**9.0**

tonnes per year

## POTENTIAL ENVIRONMENTAL BENEFIT

**2.0 tonnes**

CO2 reduction per year

**18%**

emission reduction

**90**

trees planted equivalent

## UK HOUSEHOLD COMPARISON

UK Average CO2 Emissions

**6.0 tonnes/year**

This Property vs Average

**83% above average**

## ENVIRONMENTAL IMPACT RATING

The environmental impact rating measures the overall environmental impact based on CO2 emissions. Higher scores indicate lower environmental impact.

Current Rating

**55**

out of 100

Potential Rating

**63**

out of 100

Improvement

**+8**

points possible

## TYPICAL HEAT LOSS BY COMPONENT

Understanding where heat escapes from your home helps prioritize improvements. The percentages below show typical heat loss for an uninsulated home:

**35%**  
Walls

**25%**  
Roof

**15%**  
Floor

**10%**  
Windows

**15%**  
Draughts

## YOUR PROPERTY INSULATION STATUS

<b>W</b>	<b>Walls</b>	<b>Poor</b> ~35% heat loss
<b>R</b>	<b>Roof</b>	<b>Very Poor</b> ~25% heat loss
<b>G</b>	<b>Windows</b>	<b>Average</b> ~10% heat loss
<b>F</b>	<b>Floor</b>	<b>N/A</b> ~15% heat loss

### Insulation Priority Guidance

1. Loft insulation is typically the cheapest and most effective improvement
2. Cavity wall insulation offers significant savings with relatively low cost
3. Solid wall insulation is more expensive but essential for older properties
4. Draught-proofing is often DIY-friendly and very cost-effective

## PRIMARY HEATING SYSTEM

System Type

Efficiency Rating

**Average**

Fuel Type

**Not recorded**

Heating Controls

**Good**

## HEATING CONTROLS

Control System

Secondary Heating

## HOT WATER SYSTEM

System Description

Efficiency Rating

**Average**

## HEATING UPGRADE OPTIONS

System Type	Typical Cost	Efficiency	Annual Saving
A-rated Gas Boiler	£2,500 - £3,500	90%+	<b>£200 - £350</b>
Air Source Heat Pump	£8,000 - £14,000	300%+	<b>£300 - £600</b>
Smart Controls	£200 - £400	N/A	<b>£75 - £150</b>

## CURRENT RENEWABLE ENERGY FEATURES

### Solar PV

Not installed

### Solar Water Heating

Not installed

### Wind Turbines

Not installed

## SOLAR PANEL POTENTIAL

Based on your property size, here's an estimate of solar panel potential:

**368 kWh**

Potential annual generation

**£110**

Potential annual saving

**85 kg**

CO2 saved per year

*Typical installation cost: £5,000 - £8,000 for a 4kW system*

## HEAT PUMP OPTIONS

### Air Source Heat Pump

Extracts heat from outside air

Cost: £8,000 - £14,000

**Efficiency: 300%+**

Best for: Well-insulated homes

### Ground Source Heat Pump

Extracts heat from the ground

Cost: £15,000 - £35,000

**Efficiency: 400%+**

Best for: Properties with garden space

### Government Grants Available

Boiler Upgrade Scheme (BUS): Up to £7,500 towards heat pump installation

Great British Insulation Scheme: Free or subsidised insulation for eligible households

ECO4: Energy Company Obligation scheme for low-income households

[Visit gov.uk/energy-grants-calculator](https://www.gov.uk/energy-grants-calculator) to check eligibility

## GLOSSARY OF TERMS

<b>EPC</b>	Energy Performance Certificate - A document showing the energy efficiency rating of a property, graded from A (most efficient) to G (least efficient).
<b>SAP Rating</b>	Standard Assessment Procedure - The government's methodology for assessing and comparing the energy and environmental performance of dwellings.
<b>Primary Energy</b>	The total energy required including losses in generation, transmission, and distribution. It accounts for the full environmental impact.
<b>U-Value</b>	A measure of heat loss through a building element. Lower U-values mean better insulation. Measured in W/m <sup>2</sup> K.
<b>Thermal Mass</b>	The ability of a material to absorb and store heat energy. High thermal mass helps regulate indoor temperatures.
<b>Air Permeability</b>	A measure of how much air leaks through the building fabric. Lower values indicate better airtightness.
<b>COP (Coefficient of Performance)</b>	For heat pumps, the ratio of heat output to electricity input. A COP of 3 means 3kW of heat for every 1kW of electricity.
<b>kWh (Kilowatt-hour)</b>	A unit of energy. One kWh is the energy used by a 1kW appliance running for one hour.
<b>Cavity Wall</b>	A wall made of two layers with a gap (cavity) between them. The cavity can be filled with insulation.
<b>Solid Wall</b>	A single-layer wall, typically found in older properties. Can be insulated internally or externally.

## RECOMMENDED NEXT STEPS

- Review the recommendations in this report and prioritise based on cost-effectiveness
- Get quotes from multiple installers - use TrustMark accredited traders for quality assurance
- Check eligibility for government grants and schemes before proceeding
- Start with quick wins like LED lighting and draught-proofing while planning larger improvements
- Consider getting a new EPC after making improvements to document the enhanced rating

### Useful Resources

Energy Saving Trust: [energysavingtrust.org.uk](https://energysavingtrust.org.uk)  
 Simple Energy Advice: [simpleenergyadvice.org.uk](https://simpleenergyadvice.org.uk)

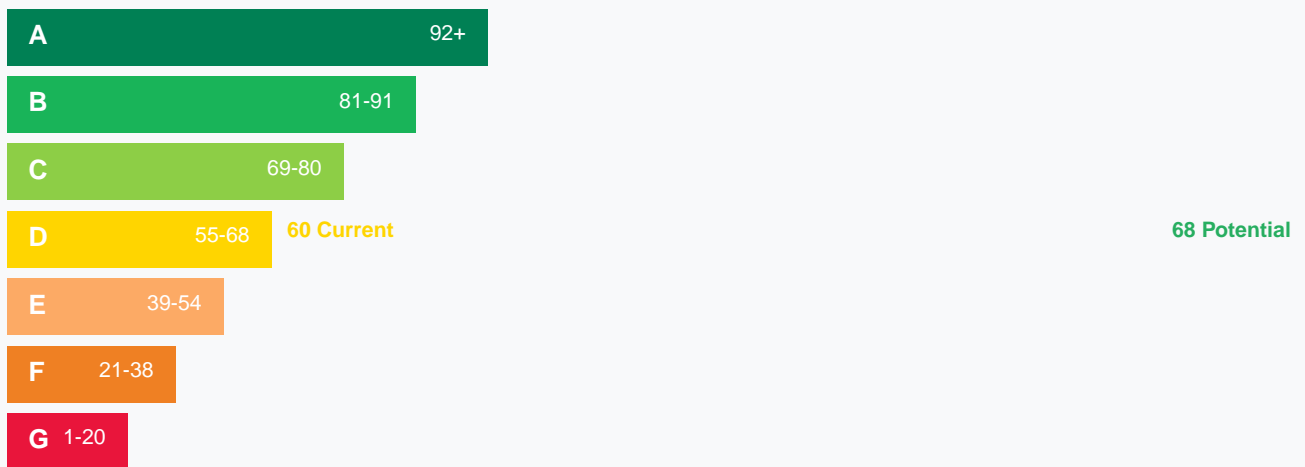
Technical Appendix

# Detailed EPC Register Data

Oak House, Oak Road, CO9 1LX

## Energy Rating Scale

*Very energy efficient - lower running costs*



*Not energy efficient - higher running costs*

## ENERGY USE & ENVIRONMENTAL IMPACT

**£1,779**

Estimated yearly cost

**11**

CO tonnes/year

**-£534**

Potential savings/year

**Unknown**

Property age band

## PROPERTY CHARACTERISTICS

Walls	Roof
Windows	Main Heating
Hot Water	Lighting

## Certificate Details

Assessment Date  
**10 September 2018**

Valid Until  
**26 September 2028**

Property Type

Floor Area  
**307 m<sup>2</sup>**

## Location

### ADDRESS

Full property address (postcode recorded separately)

Oak House, Oak Road

### POST TOWN

The post town of the property

—

### POSTCODE

Postcode for the building address

CO9 1LX

### COUNTY

County in which the building is located (where applicable)

—

### LOCAL AUTHORITY

Local authority area where building is located

—

### CONSTITUENCY

Parliamentary constituency where building is located

—

## Additional Information

### LMK KEY

Individual lodgement identifier - unique certificate reference

8909-3604-8629-9896-3183

### BUILDING REFERENCE NUMBER

Unique identifier for the property

10006914593

### INSPECTION DATE

The date the inspection was carried out by the energy assessor

10 September 2018

### VALID UNTIL

Certificate expiry date (EPCs are valid for 10 years)

26 September 2028

### TRANSACTION TYPE

Type of transaction that triggered the EPC

1

<b>ENVIRONMENT IMPACT CURRENT</b> Current environmental impact rating based on CO2 emissions	55
<b>ENVIRONMENT IMPACT POTENTIAL</b> Potential environmental impact rating after improvements	63
<b>ENERGY CONSUMPTION CURRENT</b> Current estimated annual energy consumption (kWh/m <sup>2</sup> )	156
<b>ENERGY CONSUMPTION POTENTIAL</b> Potential annual energy consumption after improvements (kWh/m <sup>2</sup> )	121
<b>CO2 EMISSIONS CURRENT</b> Current CO2 emissions per year (tonnes/year)	11
<b>CO2 EMISSIONS PER FLOOR AREA</b> CO2 emissions per square metre floor area (kg/m <sup>2</sup> /year)	36
<b>CO2 EMISSIONS POTENTIAL</b> Potential CO2 emissions after improvements (tonnes/year)	9
<b>TOTAL FLOOR AREA</b> Total useful floor area measured to internal face of external walls (m <sup>2</sup> )	307
<b>ENERGY TARIFF</b> Type of electricity tariff for the property	Unknown
<b>MAINS GAS</b> Whether mains gas is available at the property	No

# Oak House, Oak Road, CO9 1LX

## ESTIMATED ANNUAL ENERGY COSTS

Cost Type	Current	Potential	Saving
Lighting	£198	£121	£77
Heating	£1449	£1371	£78
Hot Water	£132	£81	£51
<b>TOTAL</b>	<b>£1779</b>	<b>£1573</b>	<b>£206</b>

## Property Features

### NUMBER OF HABITABLE ROOMS

Living rooms, bedrooms, dining rooms, studies and similar spaces

8

### NUMBER OF HEATED ROOMS

The number of heated rooms in the property

8

### LOW ENERGY LIGHTING

Percentage of low energy lighting as proportion of total fixed lights

37%

### NUMBER OF OPEN FIREPLACES

Open fireplaces that allow air passage between inside and outside

0

## Hot Water System

### HOT WATER DESCRIPTION

Overall description of the hot water system

### HOT WATER ENERGY EFFICIENCY

Energy efficiency rating

Average

AVERAGE

### HOT WATER ENVIRONMENTAL EFFICIENCY

Average

AVERAGE

## Floor

### FLOOR DESCRIPTION

Overall description of the floor construction

### FLOOR ENERGY EFFICIENCY

Energy efficiency rating

N/A

N/A

### FLOOR ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

N/A

N/A

## Windows

### WINDOWS DESCRIPTION

Overall description of the window glazing

### WINDOWS ENERGY EFFICIENCY

Energy efficiency rating

Average

AVERAGE

### WINDOWS ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

Average

AVERAGE

## Walls

### WALLS DESCRIPTION

Overall description of the wall construction

### WALLS ENERGY EFFICIENCY

Energy efficiency rating

Poor

POOR

### WALLS ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

Poor

POOR

## Roof

### ROOF DESCRIPTION

Overall description of the roof construction

<b>ROOF ENERGY EFFICIENCY</b> Energy efficiency rating	Very Poor	<b>VERY POOR</b>
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<b>ROOF ENVIRONMENTAL EFFICIENCY</b> Environmental efficiency rating	Very Poor	<b>VERY POOR</b>
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## Lighting System

<b>LIGHTING DESCRIPTION</b> Overall description of the lighting system		
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<b>LIGHTING ENERGY EFFICIENCY</b> Energy efficiency rating	Average	<b>AVERAGE</b>
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<b>LIGHTING ENVIRONMENTAL EFFICIENCY</b> Environmental efficiency rating	Average	<b>AVERAGE</b>
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## Heating System

<b>MAIN HEATING DESCRIPTION</b> Overall description of the main heating system		
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<b>MAIN HEATING ENERGY EFFICIENCY</b> Energy efficiency rating	Average	<b>AVERAGE</b>
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<b>MAIN HEATING ENVIRONMENTAL EFFICIENCY</b> Environmental efficiency rating	Good	<b>GOOD</b>
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<b>MAIN FUEL TYPE</b> The type of fuel used to power the central heating	—	
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## Heating Controls

<b>MAIN HEATING CONTROLS</b> Description of the heating control system		
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<b>CONTROLS ENERGY EFFICIENCY</b> Energy efficiency rating	Good	<b>GOOD</b>
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<b>CONTROLS ENVIRONMENTAL EFFICIENCY</b> Environmental efficiency rating	Good	<b>GOOD</b>
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## Secondary Heating

### SECONDARY HEATING DESCRIPTION

Description of any secondary heating system

### SECONDARY HEATING ENERGY EFFICIENCY

Energy efficiency rating

N/A

N/A

### SECONDARY HEATING ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

N/A

N/A

## Glazing Details

### MULTI-GLAZE PROPORTION

Percentage of glazed area that is multiple glazed

100%

### GLAZED TYPE

Type of glazing: single, double or triple

3

### GLAZED AREA

Ranged estimate of the total glazed area

1

## Property Extensions

### NUMBER OF EXTENSIONS

The number of extensions built onto the property

2

## Recommendations

- [object Object]
- [object Object]
- [object Object]

### About This Document

This Energy Performance Certificate (EPC) report has been generated from official EPC register data. EPCs provide information about a property's energy use and typical energy costs, and provide recommendations on how to reduce energy use and save money.

EPCs are valid for 10 years from the date of issue. For more information, visit:  
[www.gov.uk/energy-performance-certificate](http://www.gov.uk/energy-performance-certificate)