service and make improvements.

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### Energy performance certificate (EPC)

**Total floor area** 

#### **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 Who to contact about this Other certificates for this

property

**Share this certificate** 

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136 square metres

English | Cymraeg

### 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 D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score Energy rating **Current** Potential 92+ B 81-91 69-80 78 C **55-68** 62 D 39-54 21-38 1-20

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.

features the assessor could not inspect. Description **Feature** Rating

Assumed ratings are based on the property's age and type. They are used for

	2 cccpc	
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 93% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

### Primary energy use

- The primary energy use for this property per year is 255 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 £1,814 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 £393 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: 19,718 kWh per year for heating

• 2,009 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is E. 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** 

6 tonnes of CO2

£3,500 - £5,500

# An average household produces

This property produces 6.1 tonnes of CO2 3.7 tonnes of CO2 This property's potential production 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: Cavity wall insulation**

Typical installation cost	£500 - £1,500	
Typical yearly saving	£286	
Potential rating after completing step 1	68 D	

# Step 2: Floor insulation (suspended floor)

Typical yearly saving	£107
Potential rating after completing steps 1 and 2	70 C
steps 1 and 2	70 C

# Typical installation cost

Typical yearly saving	
Potential rating after completing steps 1 to 3	78 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:

• Insulation: <u>Great British Insulation Scheme</u> • 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 Jonathan Scholes

retephone	07793232411	
Email	schljonath@aol.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

Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	

EES/018298

# **Assessor's declaration**

Assessor's ID

No related party
12 June 2025
14 June 2025
► <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.