Energy performance certificate (EPC)



159 square metres

Rules on letting this property

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

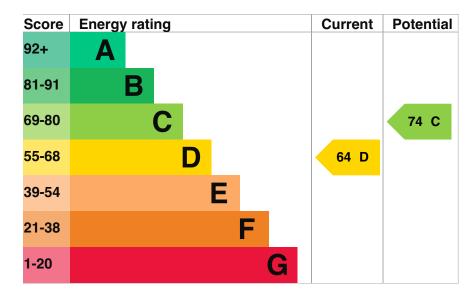
otal floor area

ou can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-indlord-guidance).

Energy rating and score

his property's energy rating is D. It has the potential to be C.

ee how to improve this property's energy efficiency.



he graph shows this property's current and potential energy rating.

roperties 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.

or properties in England and Wales:

• the average energy rating is D

• the average energy score is 60

3reakdown of property's energy performance

Features in this property

eatures 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.

ssumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

eature	Description	Rating
V all	Cavity wall, filled cavity	Average
Vall	Cavity wall, as built, insulated (assumed)	Good
loof	Pitched, 75 mm loft insulation	Average
loof	Pitched, insulated (assumed)	Good
Vindow	Fully double glazed	Average
lain heating	Boiler and radiators, mains gas	Good
lain heating control	Programmer, room thermostat and TRVs	Good
lot water	From main system	Good
ighting	Low energy lighting in 67% of fixed outlets	Good
loor	Solid, no insulation (assumed)	N/A
loor	Solid, insulated (assumed)	N/A
econdary heating	Room heaters, mains gas	N/A

²rimary energy use

he primary energy use for this property per year is 210 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

n average household would need to spend £1,769 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy ills.

ou could save £191 per year if you complete the suggested steps for improving this property's energy rating.

his 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

stimated energy needed in this property is:

- 14,963 kWh per year for heating
- · 2,325 kWh per year for hot water

mpact on the environment

his property's environmental impact rating is D. It has the potential to be D.

roperties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

In average household produces	6 tonnes of CO2
his property produces	5.9 tonnes of CO2
his property's potential production	4.3 tonnes of CO2

ou could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

hese 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: Increase loft insulation to 270 mm

ypical installation cost	£100 - £350
ypical yearly saving	£7,
otential rating after completing step 1	66 D

Step 2: Floor insulation (solid floor)

ypical installation cost	£4,000 - £6,000
ypical yearly saving	£8.
otential rating after completing steps 1 and 2	67 D

Step 3: Low energy lighting

ypical installation cost	£2!
ypical yearly saving	£3(
otential rating after completing steps 1 to 3	68 D

Step 4: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£3,500 - £5,500
ypical yearly saving	£46(
otential rating after completing steps 1 to 4	74 C

Advice on making energy saving improvements

iet detailed recommendations and cost estimates

peak to an advisor from Nest

Help paying for energy saving improvements

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

Free energy saving improvements: <u>Nest</u> Insulation: <u>Great British Insulation Scheme</u>

Heat pumps and biomass boilers: Boiler Upgrade Scheme

Who to contact about this certificate

Contacting the assessor

you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Kevin Bolton
elephone	<u>07866 716 068</u>
- Email	kevin@selpac.co.uk

Contacting the accreditation scheme

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/015264
elephone	01455 883 250
:mail	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	25 March 2025
Date of certificate	25 March 2025
ype of assessment	► <u>RdSAP</u>

Other certificates for this property

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 n 020.3829.0748 (Monday to Friday, 9am to 5pm).

here are no related certificates for this property.

Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)

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

OGL

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