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Find an energy certificate

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Energy performance certificate (EPC)

Rules on letting this property Energy rating and score

Certificate contents

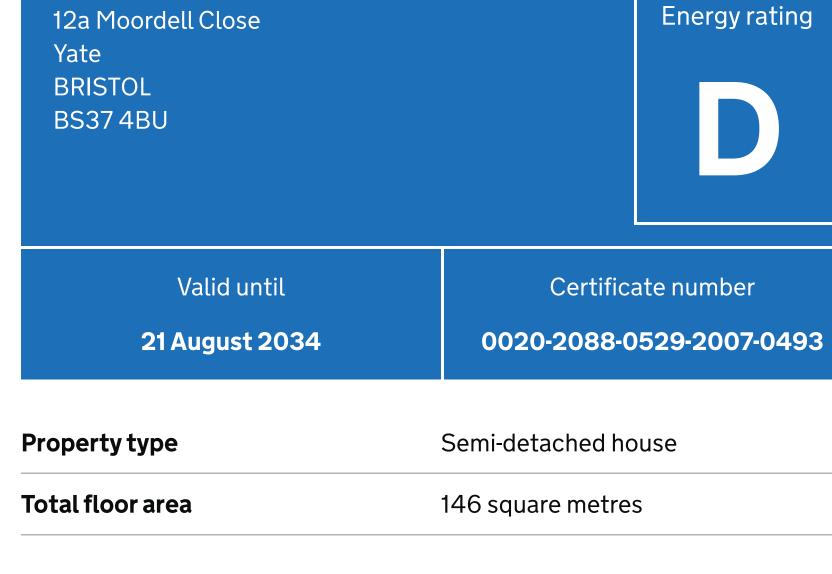
property

- Breakdown of property's energy performance
- How this affects your energy bills Impact on the environment Changes you could make Who to contact about this certificate

Other certificates for this

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English | Cymraeg

Potential

Rules on letting this property

You can read guidance for landlords on the regulations and exemptions.

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

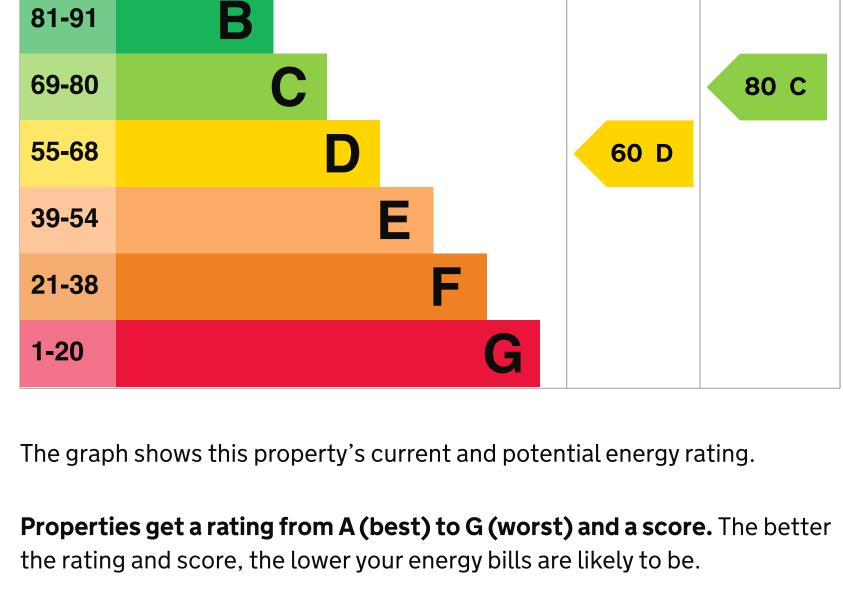
Properties can be let if they have an energy rating from A to E.

Energy rating and score

See how to improve this property's energy efficiency.

Score **Energy rating** Current

92+



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 Rating Feature Wall Cavity wall, as built, no insulation Poor (assumed)

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

Wall Cavity wall, as built, insulated (assumed) Very good Pitched, 50 mm loft insulation Roof Poor

Roof	Pitched, 250 mm loft insulation Go		
Window	Fully double glazed	Average	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer, TRVs and bypass	Average	
Hot water	From main system	Good	
Lighting	Low energy lighting in 88% of fixed outlets	Very good	
Floor	Suspended, no insulation (assumed)	N/A	
Floor	Solid, insulated (assumed)	N/A	
Secondary heating	Room heaters, mains gas	N/A	
Primary energy use The primary energy use for this property per year is 263 kilowatt hours per square metre (kWh/m2).			

• Cavity fill is recommended

About primary energy use

Additional information

Additional information about this property:

• Dwelling may be exposed to wind-driven rain

An average household would need to spend £2,495 per year on heating, hot

You could **save £838 per year** if you complete the suggested steps for

How this affects your energy bills

water and lighting in this property. These costs usually make up the majority of your energy bills.

Estimated energy needed in this property is:

improving this property's energy rating.

water and lighting.

Heating this property

This is **based on average costs in 2024** when this EPC was created. People

living at the property may use different amounts of energy for heating, hot

• 17,123 kWh per year for heating • 2,316 kWh per year for hot water

Impact on the environment

Properties get a rating from A (best) to G (worst) on how much carbon

This property's environmental impact rating is E. It has the potential to be C.

6 tonnes of CO2

6.8 tonnes of CO2

3.3 tonnes of CO2

£100 - £350

£102

61 D

£500 - £1,500

£235

65 D

£800 - £1,200

£95

£104

£302

73 C

68 D

£2,200 - £3,000

£3,500 - £5,500

An average household produces This property produces

changes. This will help to protect the environment.

Step 1: Increase loft insulation to 270 mm

dioxide (CO2) they produce each year.

Carbon emissions

This property's potential

Typical installation cost

Typical installation cost

Typical installation cost

Typical yearly saving

Typical yearly saving

Typical installation cost

Typical installation cost

More ways to save energy

Contacting the assessor

Assessor's name

Accreditation scheme

Type of assessment

Assessor's ID

Telephone

Email

Find ways to save energy in your home

steps 1 to 4

Potential rating after completing

Typical yearly saving

Potential rating after completing

Step 2: Cavity wall insulation

Typical yearly saving

step 1

production

energy.

Changes you could make
▶ Do I need to follow these steps in order?

You could improve this property's CO2 emissions by making the suggested

These ratings are based on assumptions about average occupancy and

energy use. People living at the property may use different amounts of

Potential rating after completing steps 1 and 2

Step 3: Floor insulation (suspended floor)

Potential rating after completing 66 D steps 1 to 3 **Step 4: Heating controls (room thermostat)** Typical installation cost £350 - £450

Typical yearly saving Potential rating after completing steps 1 to 5

Step 6: Solar photovoltaic panels, 2.5 kWp

Step 5: Replace boiler with new condensing boiler

Typical yearly saving £533 Potential rating after completing 80 C steps 1 to 6 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.

Who to contact about this certificate

If you're unhappy about your property's energy assessment or certificate, you

Peter Brunt

Quidos Limited

QUID206648

01225 667 570

info@quidos.co.uk

0117 9570514 **Telephone** energy@pbrunt.co.uk **Email**

can complain to the assessor who created it.

Contacting the accreditation scheme If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

About this assessment		
Assessor's declaration	No related party	
Date of assessment	22 August 2024	

RdSAP

Date of certificate 22 August 2024

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).

If you are aware of previous certificates for this property and they are not

Other certificates for this property

There are no related certificates for this property.

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