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**Potential** 

92 A

Good

Very good

# **Energy performance certificate (EPC)**

# Rules on letting this property

**Certificate contents** 

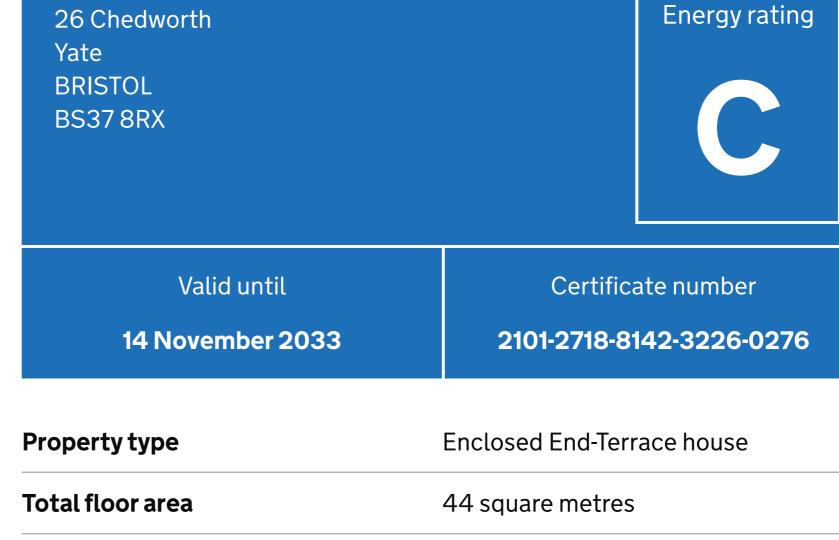
- Energy rating and score Breakdown of property's energy
- performance How this affects your energy bills
- Impact on the environment Steps you could take to save
- energy Who to contact about this
- Other certificates for this property

certificate

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# 

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# Rules on letting this property

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

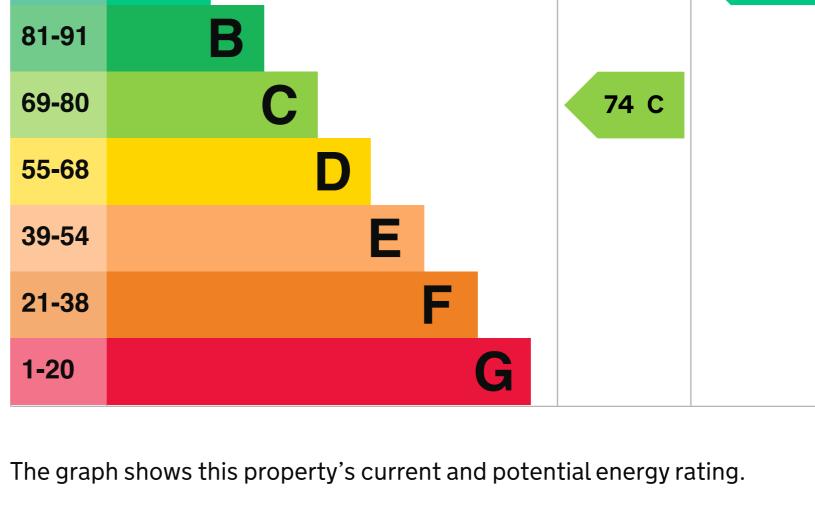
You can read guidance for landlords on the regulations and exemptions.

# This property's energy rating is C. It has the potential to be A. See how to improve this property's energy efficiency.

**Energy rating and score** 

Current Score **Energy rating** 

92+



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

Properties get a rating from A (best) to G (worst) and a score. The better

# 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

Breakdown of property's energy

# condition.

Wall

Roof

performance

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect. **Description** Rating **Feature** 

Cavity wall, filled cavity

Wall Cavity wall, as built, insulated (assumed) Good Pitched, 300 mm loft insulation

Fully double glazed Good Window Boiler and radiators, mains gas Main heating Good Main heating control Programmer, room thermostat and TRVs Good Hot water From main system Good Low energy lighting in all fixed outlets Lighting Very good Floor Solid, no insulation (assumed) N/A Secondary heating N/A None Primary energy use

improving this property's energy rating.

**Heating this property** 

of your energy bills.

► About primary energy use

square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £866 per year on heating, hot

water and lighting in this property. These costs usually make up the majority

The primary energy use for this property per year is 195 kilowatt hours per

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

You could **save £116 per year** if you complete the suggested steps for

Estimated energy needed in this property is: • 3,983 kWh per year for heating • 1,528 kWh per year for hot water

This property's environmental impact rating is C. It has the potential to be A. Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

changes. This will help to protect the environment.

**Step 1: Floor insulation (solid floor)** 

Typical installation cost

Typical installation cost

Typical yearly saving

**Step 2: Solar water heating** 

Potential rating after completing

More ways to save energy

**Contacting the assessor** 

assessor's accreditation scheme.

**About this assessment** 

**Accreditation scheme** 

**Telephone** 

**Email** 

Find ways to save energy in your home

Typical yearly saving

**Carbon emissions** 

energy.

An average household produces

Impact on the environment

1.5 tonnes of CO2 This property produces 0.3 tonnes of CO2 This property's potential production

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

6 tonnes of CO2

£4,000 - £6,000

£4,000-£6,000

£52

£66

77 C

Steps you could take to save energy ► Do I need to follow these steps in order?

## Potential rating after completing 75 C step 1

steps 1 and 2 Step 3: Solar photovoltaic panels, 2.5 kWp Typical installation cost £3,500 - £5,500 Typical yearly saving £683 Potential rating after completing 92 A steps 1 to 3 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

07966365792

76highstreet@googlemail.com

### If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it. Assessor's name **Andrew Gilbertson**

Contacting the accreditation scheme

Assessor's ID ECMK300919 **Telephone** 0333 123 1418 **Email** info@ecmk.co.uk

**ECMK** 

If you're still unhappy after contacting the assessor, you should contact the

#### **Assessor's declaration** No related party 15 November 2023 **Date of assessment**

**Date of certificate** 15 November 2023 Type of assessment RdSAP Other certificates for this property

### 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). 9928-8056-7217-2204-4934 **Certificate number**

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

**Expired** on 11 March 2024