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Potential

Average

Current

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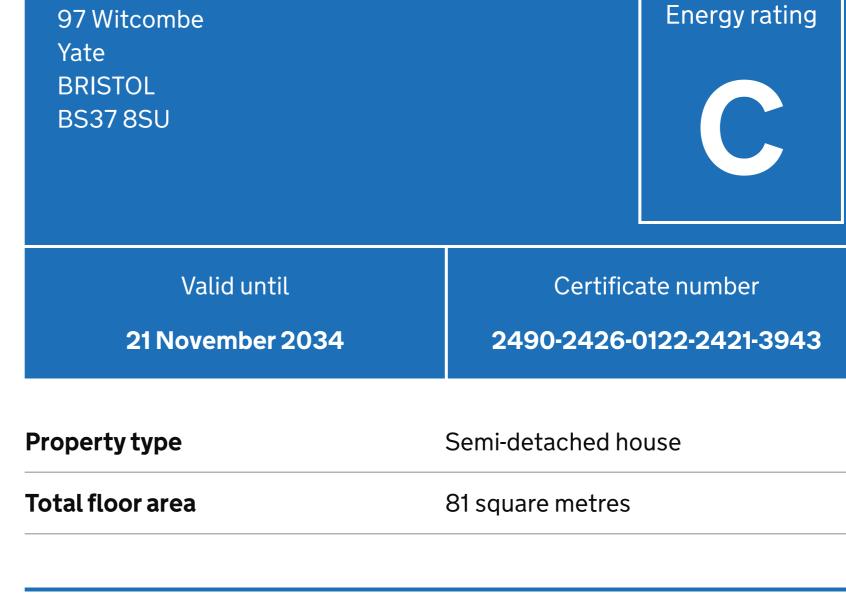
Energy performance certificate (EPC)

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 certificate
- Other certificates for this property

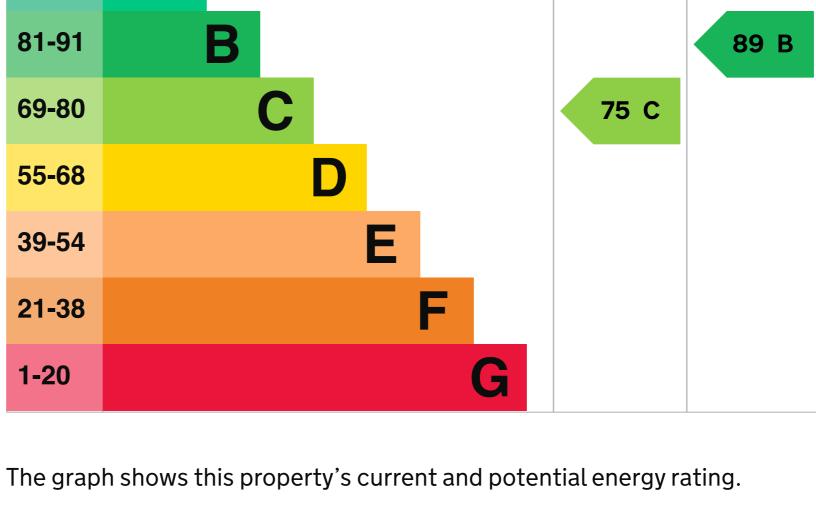
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Energy rating

Score

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

Breakdown of property's energy

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.

Window

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**

Fully double glazed

Cavity wall, filled cavity Good Wall Pitched, 250 mm loft insulation Roof Good

Main heating Boiler and radiators, mains gas Good Programmer, room thermostat and TRVs Main heating control Good From main system Good Hot water Lighting Low energy lighting in all fixed outlets Very good Solid, no insulation (assumed) N/A Floor Secondary heating N/A None Primary energy use The primary energy use for this property per year is 161 kilowatt hours per

of your energy bills.

water and lighting.

► About primary energy use

square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £796 per year on heating, hot

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

You could save £98 per year if you complete the suggested steps for improving this property's energy rating.

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

Estimated energy needed in this property is: • 6,237 kWh per year for heating

Heating this property

Impact on the environment This property's environmental impact rating is C. It has the potential to be B.

dioxide (CO2) they produce each year.

Carbon emissions

This property's potential

production

energy.

• 2,128 kWh per year for hot water

6 tonnes of CO2 An average household produces 2.3 tonnes of CO2 This property produces

0.9 tonnes of CO2

£4,000 - £6,000

£54

£44

78 C

77 C

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

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

Step 1: Floor insulation (solid floor)

Steps you could take to save energy

► Do I need to follow these steps in order?

Typical installation cost

Potential rating after completing

Potential rating after completing

Typical yearly saving

Typical yearly saving

steps 1 and 2

step 1

Step 2: Solar water heating Typical installation cost £4,000 - £6,000

Step 3: Solar photovoltaic panels, 2.5 kWp Typical installation cost £3,500 - £5,500 Typical yearly saving £466 Potential rating after completing 89 B steps 1 to 3

• Heat pumps and biomass boilers: Boiler Upgrade Scheme

Who to contact about this certificate

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

info@tpr-energy.co.uk

Elmhurst Energy Systems Ltd

EES/028886

01455 883 250

22 November 2024

RdSAP

Help paying for energy saving improvements

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

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Timothy Rossillion Assessor's name 07496088051 Telephone

Contacting the assessor

Email

Accreditation scheme

Assessor's ID

Date of certificate

Telephone

can complain to the assessor who created it.

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

Contacting the accreditation scheme

enquiries@elmhurstenergy.co.uk **Email About this assessment Assessor's declaration** No related party 22 November 2024 **Date of assessment**

Other certificates for this property

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

Certificate number 0598-8061-7245-2124-8930 **Expired** on 30 April 2024

listed here, please contact us at mhclg.digital-services@communities.gov.uk

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 C. It has the potential to be B. See how to improve this property's energy efficiency.

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Type of assessment

or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

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