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# **Energy performance certificate (EPC)**

**Certificate contents** 

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- Breakdown of property's energy performance How this affects your energy bills
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English | Cymraeg

**Potential** 

Current

Rules on letting this property		
Total floor area	81 square metres	
	<u> </u>	
Property type	Top-floor flat	

## 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.

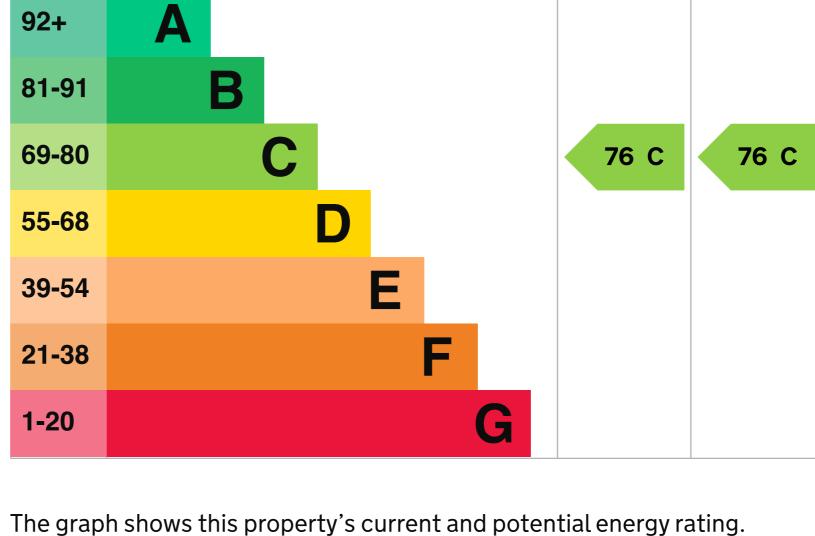
### This property's energy rating is C. It has the potential to be C.

Score Energy rating

**Energy rating and score** 

See how to improve this property's energy efficiency.

92+



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

#### efficient they are. Ratings are not based on how well features work or their condition.

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

Features get a rating from very good to very poor, based on how energy

**Feature Description Rating** Walls Average thermal transmittance 0.14 Very W/m<sup>2</sup>K good

Roof	Average thermal transmittance 0.11 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.21 W/m²K	Good
Windows	High performance glazing	Very good
Main heating	Electric underfloor heating	Very poor
Main heating control	Time and temperature zone control	Very good
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 5.0 m³/h.m² (as tested)	Good
Secondary heating	None	N/A
Primary energy use		

## ► About primary energy use

square metre (kWh/m2).

How this affects your energy bills

The primary energy use for this property per year is 157 kilowatt hours per

An average household would need to spend £556 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

This is **based on average costs in 2015** when this EPC was created. People

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

You could **save £0 per year** if you complete the suggested steps for

**Heating this property** 

# • 1,724 kWh per year for hot water

water and lighting.

Impact on the environment

Estimated energy needed in this property is:

• 1,793 kWh per year for heating

improving this property's energy rating.

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

An average household produces

dioxide (CO2) they produce each year.

**Carbon emissions** 

This property produces

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.

6 tonnes of CO2

2.1 tonnes of CO2

2.1 tonnes of CO2

You might be able to get a grant from the **Boiler Upgrade Scheme**. This will

Steps you could take to save energy

The assessor did not make any recommendations for this property.

help you buy a more efficient, low carbon heating system for this property. More ways to save energy

# **Contacting the assessor**

Help paying for energy improvements

Find ways to save energy in your home

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

**Telephone** 0844 6331000 **Email** energyadmin@nhbc.co.uk

Who to contact about this certificate

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme. **Accreditation scheme NHER** Assessor's ID NHER003482

01455 883 250

No related party

30 June 2015

enquiries@elmhurstenergy.co.uk

# **About this assessment**

**Telephone** 

**Assessor's declaration** 

**Date of assessment** 

**Email** 

Date of certificate	30 June 2015
Type of assessment	► <u>SAP</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.

