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English | Cymraeg

**Potential** 

Good

6 tonnes of CO2

2.4 tonnes of CO2

£36

£60

78 C

76 C

£4,000 - £6,000

£3,500 - £5,500

£466

89 B

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# **Energy performance certificate (EPC)**

### Rules on letting this property

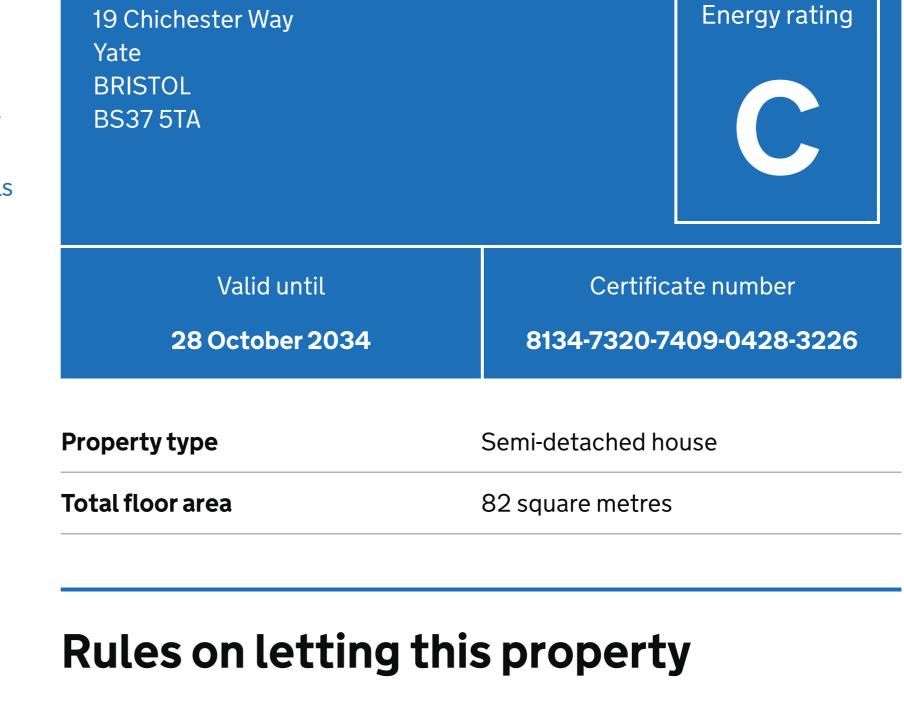
**Certificate contents** 

- 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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### 

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

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

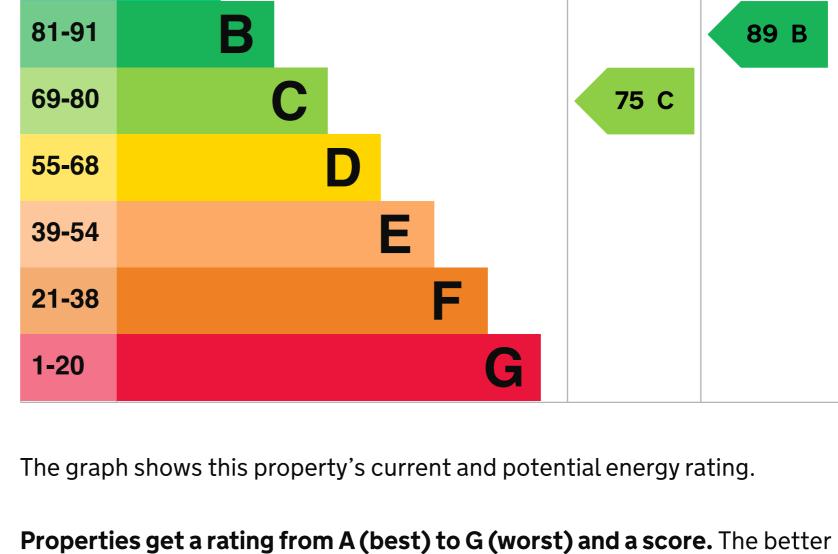
# See how to improve this property's energy efficiency.

**Energy rating and score** 

Score **Energy rating** Current

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

92+



For properties in England and Wales:

the rating and score, the lower your energy bills are likely to be.

• the average energy rating is D • the average energy score is 60

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.

Breakdown of property's energy

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

Window

features the assessor could not inspect. **Description** Rating **Feature** 

Wall Cavity wall, filled cavity Good Pitched, 200 mm loft insulation Good Roof

Fully double glazed

Main heating	Boiler and radiators, mains gas	Good		
Main heating control	Programmer, room thermostat and TRVs	Good		
Hot water	From main system	Good		
Lighting	Low energy lighting in all fixed outlets	Very good		
Floor	Solid, no insulation (assumed)	N/A		
Secondary heating	None	N/A		
Primary energy use				
The primary energy us	e for this property per year is 163 kilowatt ho	ours per		

of your energy bills.

improving this property's energy rating.

**Heating this property** 

**Carbon emissions** 

This property produces

energy.

Typical yearly saving

Typical installation cost

steps 1 and 2

step 1

Potential rating after completing

An average household produces

square metre (kWh/m2).

► About primary energy use

How this affects your energy bills

You could **save £140 per year** if you complete the suggested steps for

An average household would need to spend £822 per year on heating, hot

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

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 water and lighting.

Estimated energy needed in this property is: • 6,835 kWh per year for heating

# • 1,917 kWh per year for hot water

Impact on the environment

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

0.9 tonnes of CO2 This property's potential production

These ratings are based on assumptions about average occupancy and

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

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

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

**Step 1: Party wall insulation** Typical installation cost £300 - £600

## Typical yearly saving Potential rating after completing

**Step 3: Solar water heating** 

**Step 2: Floor insulation (solid floor)** 

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£44
Potential rating after completing	79 C
steps 1 to 3	73 0

### 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.

More ways to save energy

Find ways to save energy in your home

Potential rating after completing

Typical installation cost

Typical yearly saving

steps 1 to 4

Who to contact about this certificate **Contacting the assessor** 

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

Matthew Elliott

07860341014

EES/026222

elliottenergyservices@outlook.com

Elmhurst Energy Systems Ltd

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

assessor's accreditation scheme.

**Accreditation scheme** 

Type of assessment

Assessor's ID

can complain to the assessor who created it.

Assessor's name

**Telephone** 

**Email** 

01455 883 250 **Telephone** enquiries@elmhurstenergy.co.uk **Email** 

About this assessment		
Assessor's declaration	No related party	
Date of assessment	28 October 2024	
Date of certificate	29 October 2024	

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). There are no related certificates for this property.

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

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