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**Potential** 

**Rating** 

# **Energy performance certificate (EPC)**

Find an energy certificate

## Rules on letting this property

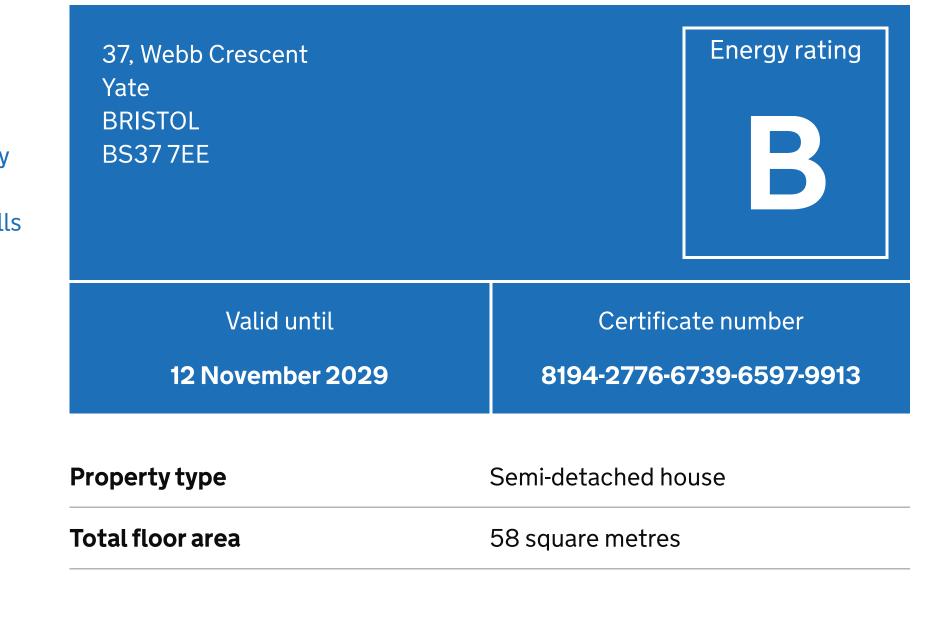
**Certificate contents** 

- 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

**Share this certificate** 

## 

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

Rules on letting this property

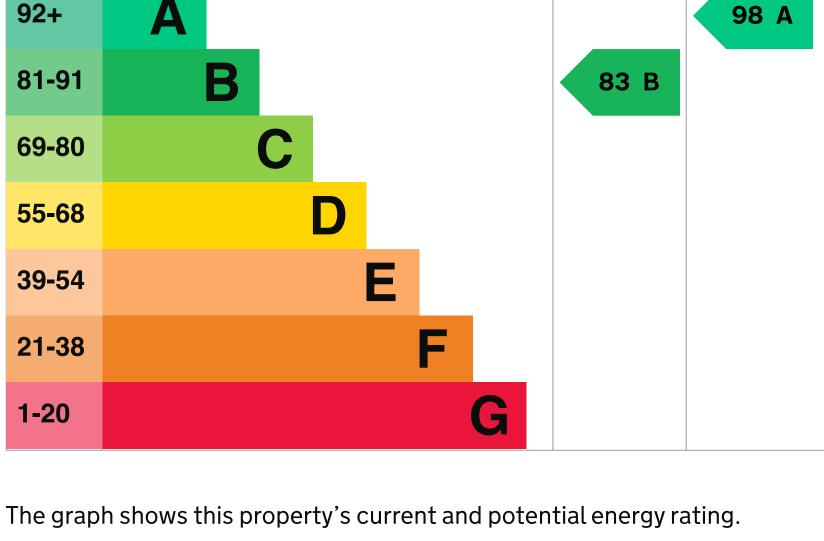
You can read guidance for landlords on the regulations and exemptions.

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

**Energy rating and score** 

See how to improve this property's energy efficiency.

Score | Energy rating Current 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

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

• the average energy score is 60

# **Features in this property**

**Description** 

Breakdown of property's energy

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

**Feature** 

performance

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

Walls Average thermal transmittance 0.27 Very W/m<sup>2</sup>K good

Secondary heating	None	N/A
Air tightness	Air permeability 4.8 m³/h.m² (as tested)	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Hot water	From main system	Good
Main heating control	Time and temperature zone control	Very good
Main heating	Boiler and radiators, mains gas	Good
Windows	High performance glazing	Very good
Floor	Average thermal transmittance 0.14 W/m²K	Very good
Roof	Average thermal transmittance 0.11 W/m²K	Very good

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 £282 per year on heating, hot

This is **based on average costs in 2019** when this EPC was created. People

living at the property may use different amounts of energy for 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 91 kilowatt hours per

water and lighting.

You could save £26 per year if you complete the suggested steps for

Estimated energy needed in this property is: • 1,713 kWh per year for heating • 1,419 kWh per year for hot water

**Heating this property** 

improving this property's energy rating.

This property's environmental impact rating is B. 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.

**Carbon emissions** 

This property's potential

production

energy.

Impact on the environment

6 tonnes of CO2 An average household produces 0.9 tonnes of CO2 This property produces

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

Steps you could take to save energy

-0.2 tonnes of CO2

£4,000 - £6,000

£3,500 - £5,500

£26

85 B

£326

**Step 1: Solar water heating** 

# Step 2: Solar photovoltaic panels, 2.5 kWp Typical installation cost

► 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

step 1

**Email** 

steps 1 and 2	98 A
Advice on making energy saving improvements	
Get detailed recommendations and cost estimates	
Help paying for energy saving improvements	
You may be eligible for help with the cost of improvements:	

Who to contact about this certificate

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

• Heat pumps and biomass boilers: Boiler Upgrade Scheme

### Assessor's name Stephen Secker 01275 847991 **Telephone**

assessor's accreditation scheme.

**Accreditation scheme** 

**Assessor's declaration** 

Type of assessment

Assessor's ID

Contacting the accreditation scheme

Telephone	01455 883 250
Email	<u>enquiries@elmhurstenergy.co.ul</u>
<b>About this assessmer</b>	nt

EES/022738

No related party

► SAP

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

sapenergyservices@tiscali.co.uk

Elmhurst Energy Systems Ltd

### **Date of assessment** 13 November 2019 **Date of certificate** 13 November 2019

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

There are no related certificates for this property.

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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).