Energy performance certificate (EPC)

Rules on letting this property

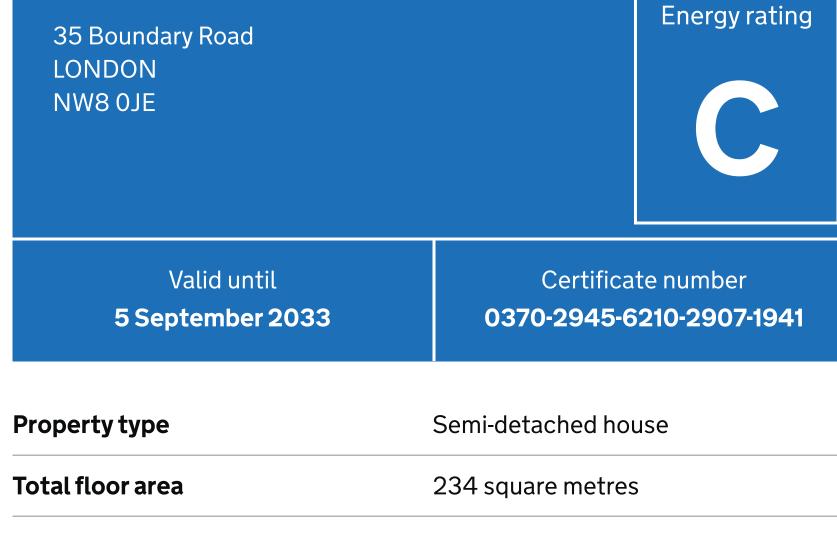
Certificate contents

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

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Rules on letting this property	

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.

Energy rating and score

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

Score **Energy rating**

81-91

See how to improve this property's energy efficiency.

Potential Current 92+

81 B

Rating

Poor

Very poor

70 C 69-80 55-68 39-54 21-38 1-20 The graph shows this property's current and potential energy rating. 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.

• the average energy rating is D

• the average energy score is 60

Breakdown of property's energy performance

Features in this property

For properties in England and Wales:

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 Cavity wall, as built, no insulation Wall

Roof

(assumed) Wall Cavity wall, as built, insulated (assumed) Good Pitched, 100 mm loft insulation Average Roof

Flat, limited insulation (assumed)

Roof	Roof room(s), no insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very 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 use for this property per year is 165 kilowatt hours per square metre (kWh/m2). About primary energy use		
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of your energy bills.

Additional information

Additional information about this property:

Cavity fill is recommended

How this affects your energy bills

You could save £740 per year if you complete the suggested steps for

An average household would need to spend £3,423 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 2023** 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:

• 23,525 kWh per year for heating

• 3,021 kWh per year for hot water

An average household produces

This property produces

This property's potential

production

Heating this property

to be C.

improving this property's energy rating.

This property's current environmental impact rating is D. It has the potential

Impact on the environment

Carbon emissions

6 tonnes of CO2

6.8 tonnes of CO2

4.3 tonnes of CO2

£460

£281

£657

76 C

£3,500 - £5,500

74 C

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

dioxide (CO2) they produce each year. CO2 harms the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of

You could improve this property's CO2 emissions by making the suggested

Changes you could make

energy.

changes. This will help to protect the environment.

Do I need to follow these steps in order?

Step 1: Room-in-roof insulation

Potential rating after completing

step 1

steps 1 and 2

Typical installation cost

More ways to save energy

Contacting the assessor

Assessor's name

Accreditation scheme

Assessor's ID

Telephone

Email

Telephone

Email

Find ways to save energy in your home.

Typical yearly saving

Typical installation cost £1,500 - £2,700 Typical yearly saving

Step 2: Cavity wall insulation Typical installation cost £500 - £1,500 Typical yearly saving Potential rating after completing

Step 3: Solar photovoltaic panels, 2.5 kWp

Potential rating after completing 81 B 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

John Wykes-Sneyd

johnwykessneyd@gmail.com

Elmhurst Energy Systems Ltd

enquiries@elmhurstenergy.co.uk

07776 300 139

EES/020481

01455 883 250

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

About this assessment Assessor's declaration No related party **Date of assessment** 5 September 2023

call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm). 7608-8076-7293-0102-5914

Date of certificate 6 September 2023 Type of assessment RdSAP Other certificates for this property If you are aware of previous certificates for this property and they are not

