English Cymraeg

Energy performance certificate (EPC)

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Property type	Top-floor flat
Total floor area	69 square metres

Rules on letting this property

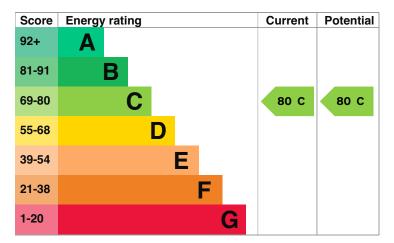
Properties can be let if they have an energy rating from A to E.

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 C.

 $\underline{\text{See how to improve this property's energy efficiency}}.$



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.

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

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.

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

Roof Pitched, 270 mm loft insulation Good Window Fully double glazed Good Main heating Boiler and radiators, mains gas Good Main heating control Programmer, room thermostat and TRVs Good Hot water From main system Good	Feature	Description	Rating
Roof Pitched, 270 mm loft insulation Good Window Fully double glazed Good 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 (another dwelling below) N/A	Wall	Cavity wall, as built, insulated (assumed)	Good
Window Fully double glazed Good 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 (another dwelling below) N/A	Wall	Solid brick, as built, insulated (assumed)	Very good
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 (another dwelling below) N/A	Roof	Pitched, 270 mm loft insulation	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 (another dwelling below) N/A	Window	Fully double glazed	Good
Hot water From main system Good Lighting Low energy lighting in all fixed outlets Very good Floor (another dwelling below) N/A	Main heating	Boiler and radiators, mains gas	Good
Lighting Low energy lighting in all fixed outlets Very good Floor (another dwelling below) N/A	Main heating control	Programmer, room thermostat and TRVs	Good
Floor (another dwelling below) N/A	Hot water	From main system	Good
(Lighting	Low energy lighting in all fixed outlets	Very good
Secondary heating None N/A	Floor	(another dwelling below)	N/A
	Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 121 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

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.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 2,880 kWh per year for heating
- 1,990 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is B. 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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	1.5 tonnes of CO2
This property's potential production	1.5 tonnes of CO2

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.

Steps you could take to save energy

The assessor did not make any recommendations for this property.

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:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme

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.

Assessor's name	John Gardner
Telephone	01245 905422
Email	johngardnerdea@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/006585
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 May 2025
Date of certificate	8 May 2025
Type of assessment	► <u>RdSAP</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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 02038290748 (Monday to Friday, 9am to 5pm).

Certificate number 8594-8802-6939-7497-4943

Expired on 9 November 2024



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