

# Energy performance certificate (EPC)

33, Cromwell Road  
Flitch Green  
DUNMOW  
CM6 3GE

Energy rating

C

Valid until:

9 April 2029

Certificate  
number:

0469-2831-7944-9801-  
8945

Property type

End-terrace house

Total floor area

80 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 91 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.

| Feature              | Description                                 | Rating    |
|----------------------|---------------------------------------------|-----------|
| Wall                 | Timber frame, as built, insulated (assumed) | Good      |
| Roof                 | Pitched, 250 mm loft insulation             | Good      |
| Window               | Fully double glazed                         | Good      |
| Main heating         | Air source heat pump, radiators, electric   | Good      |
| Main heating control | Programmer, TRVs and bypass                 | Average   |
| Hot water            | From main system                            | Very poor |
| Lighting             | Low energy lighting in 91% of fixed outlets | Very good |
| Floor                | Solid, insulated (assumed)                  | N/A       |
| Secondary heating    | None                                        | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

### Primary energy use

The primary energy use for this property per year is 155 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## How this affects your energy bills

An average household would need to spend **£686 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 £148 per year** if you complete the suggested steps for improving this property's energy rating.

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.

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### Heating this property

Estimated energy needed in this property is:

- 5,237 kWh per year for heating
  - 2,242 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 (CO<sub>2</sub>) they produce each year.

### Carbon emissions

|                               |                             |
|-------------------------------|-----------------------------|
| An average household produces | 6 tonnes of CO <sub>2</sub> |
|-------------------------------|-----------------------------|

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|                        |                               |
|------------------------|-------------------------------|
| This property produces | 2.1 tonnes of CO <sub>2</sub> |
|------------------------|-------------------------------|

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|                                      |                               |
|--------------------------------------|-------------------------------|
| This property's potential production | 0.7 tonnes of CO <sub>2</sub> |
|--------------------------------------|-------------------------------|

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You could improve this property's CO<sub>2</sub> 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.

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## Steps you could take to save energy

| Step                                      | Typical installation cost | Typical yearly saving |
|-------------------------------------------|---------------------------|-----------------------|
| 1. Solar water heating                    | £4,000 - £6,000           | £120                  |
| 2. Heat recovery system for mixer showers | £585 - £725               | £27                   |
| 3. Solar photovoltaic panels              | £5,000 - £8,000           | £311                  |

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

## 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 | Timothy Sumpter                                                                  |
| Telephone       | <a href="tel:07890028909">0789 002 8909</a>                                      |
| Email           | <a href="mailto:tim.sumpter@inspectorhome.biz">tim.sumpter@inspectorhome.biz</a> |

### 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/001949                                                                         |
| Telephone            | <a href="tel:01455883250">01455 883 250</a>                                        |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 9 April 2019          |
| Date of certificate    | 10 April 2019         |
| Type of assessment     | <a href="#">RdSAP</a> |