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# **Energy performance** certificate (EPC)

29 Cromwell Road
Flitch Green
DUNMOW
CM6 3GE

Energy rating
Valid until: 12 August 2035

Certificate 0330-2332-2580number: 2695-2335

#### **Property type**

**End-terrace** house

#### Total floor area

83 square metres

## Rules on letting this property

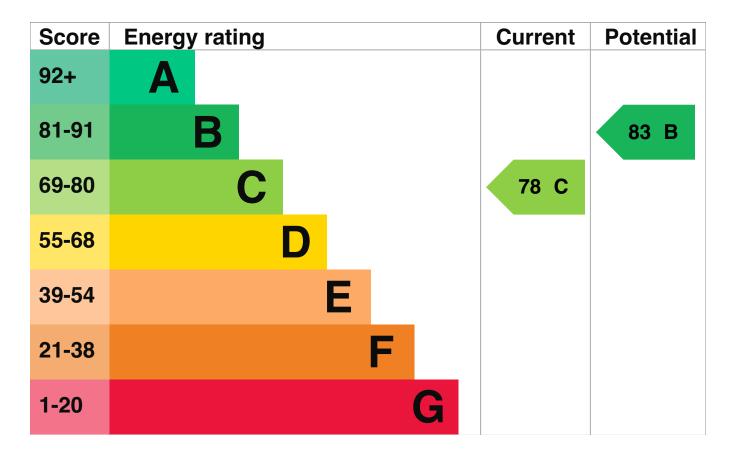
Properties can be let if they have an energy rating from A to E.

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).

## **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.



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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 125 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Good lighting efficiency	Good
Floor	Solid, insulated (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 123 kilowatt hours per square metre (kWh/m2).

About primary energy use

## **Smart meters**

This property had **smart meters for gas and electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

## How this affects your energy bills

An average household would need to spend £772 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.

## **Heating this property**

Estimated energy needed in this property is:

- 5,323 kWh per year for heating
- 2,204 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.

## **Carbon emissions**

## An average household produces

6 tonnes of CO2

## This property produces

1.8 tonnes of CO2

## This property's potential production

1.7 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

Do I need to follow these steps in order?

## Step 1: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£8,000 - £10,000

Typical yearly saving

£222

Potential rating after completing step 1

83 B

## 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: <u>Boiler Upgrade Scheme</u>

## 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

James Loomes

## **Telephone**

01189770690

#### **Email**

epc@nichecom.co.uk

## 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/026670

#### **Telephone**

01455 883 250

#### **Email**

enquiries@elmhurstenergy.co.uk

## About this assessment

## Assessor's declaration

No related party

#### **Date of assessment**

12 August 2025

#### **Date of certificate**

## Type of assessment

**RdSAP** 

## 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 <a href="mailto:mhclg.digital-services@communities.gov.uk">mhclg.digital-services@communities.gov.uk</a> or call our helpdesk on <a href="mailto:020-3829-0748">020-3829-0748</a> (Monday to Friday, 9am to 5pm).

#### **Certificate number**

8258-6129-5379-9324-0006 (/energy-certificate/8258-6129-5379-9324-0006)

## **Expired on**

4 November 2018

