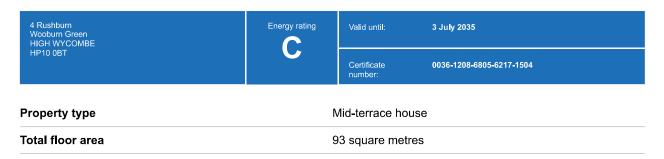
# **Energy performance certificate (EPC)**



## Rules on letting this property

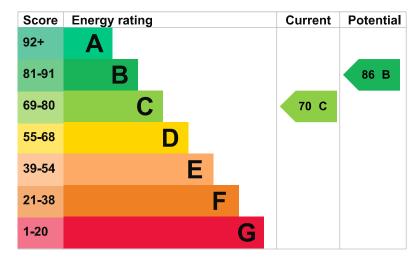
Properties can be let if they have an energy rating from  $\ensuremath{\mathsf{A}}$  to  $\ensuremath{\mathsf{E}}.$ 

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-quidance).

## **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, filled cavity	Good
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Poor
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

### Primary energy use

The primary energy use for this property per year is 162 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

## **Smart meters**

This property had **no smart meters** 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 how to get a smart meter (https://www.smartenergygb.org/)

## How this affects your energy bills

An average household would need to spend £1,214 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 £305 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:

- 7,422 kWh per year for heating
- 2,998 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	2.6 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?

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Step 1	: riat	. root or	Siobina	cellina	insulation

Typical installation cost	£900 - £1,200
Typical yearly saving	£69
Potential rating after completing step 1	71 C

## Step 2: Cavity wall insulation

Typical installation cost	£900 <b>-</b> £1,500
Typical yearly saving	£154
Potential rating after completing steps 1 and 2	75 C

## **Step 3: Floor insulation (solid floor)**

Typical installation cost	£5,000 - £10,000
Typical yearly saving	£48
Potential rating after completing steps 1 to 3	76 C

## Step 4: Low energy lighting

Typical installation cost	£270 - £315
Typical yearly saving	£34
Potential rating after completing steps 1 to 4	76 C

### Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 <b>-</b> £10,000
Typical yearly saving	£291
Potential rating after completing steps 1 to 5	86 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: 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	Asif Zaman
Telephone	07961009498
Email	epc assessor@yahoo.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	Quidos Limited
Assessor's ID	QUID201873
Telephone	01225 667 570
Email	info@quidos.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	2 July 2025
Date of certificate	4 July 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 <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).

There are no related certificates for this property.



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