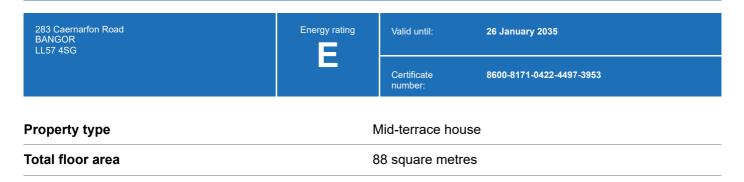
English Cymraeg

Energy performance certificate (EPC)



Rules on letting this property

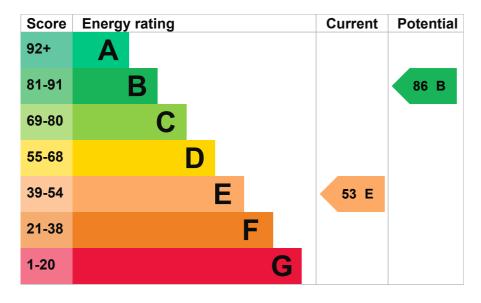
Properties can be let if they have an energy rating from A to E.

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 E. 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, no insulation (assumed)	Poor
Roof	Pitched, 25 mm loft insulation	Poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 344 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

- · Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £1,596 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 £806 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:

- 9,845 kWh per year for heating
- 3,830 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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	5.4 tonnes of CO2

This property's potential production

1.3 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: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£138
Potential rating after completing step 1	57 D

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£128
Potential rating after completing steps 1 and 2	61 D

Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£40
Potential rating after completing steps 1 to 3	62 D

Step 4: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£37
Potential rating after completing steps 1 to 4	63 D

Step 5: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£25
Potential rating after completing steps 1 to 5	63 D

Step 6: Hot water cylinder thermostat

Typical installation cost £200 - £400

3/01/2025, 13:42	Energy performance certificate (EPC) – Find ar	า energy certificate – GOV.UK
Typical yearly saving		£39
Potential rating after completi	ng steps 1 to 6	64 D
Step 7: Heating control	s (room thermostat)	
Typical installation cost		£350 - £450
Typical yearly saving		£75
Potential rating after completi	ng steps 1 to 7	67 D
Step 8: Replace boiler	vith new condensing boiler	
Typical installation cost		£2,200 - £3,000
Typical yearly saving		£212
Potential rating after completi	ng steps 1 to 8	73 C
Step 9: Solar water hea	ting	
Typical installation cost		£4,000 - £6,000
Typical yearly saving		£59
Potential rating after completi	ng steps 1 to 9	74 C
Step 10: Double glazed	windows	
Replace single glazed windows with low-E do	ıble glazed windows	
Typical installation cost		£3,300 - £6,500
Typical yearly saving		£53
Potential rating after completi	ng steps 1 to 10	76 C
Step 11: Solar photovol	taic panels, 2.5 kWp	
Typical installation cost		£3,500 - £5,500
Typical yearly saving		£442

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Potential rating after completing steps 1 to 11

Speak to an advisor from Nest

86 B

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Nest
- Insulation: Great British Insulation Scheme
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

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	Shaun Richards
Telephone	07796715304
Email	shaunrichards109@btinternet.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/013897	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

About this assessment

Assessor's declaration	No related party
Date of assessment	13 January 2025
Date of certificate	27 January 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 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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