Energy performance certificate (EPC)

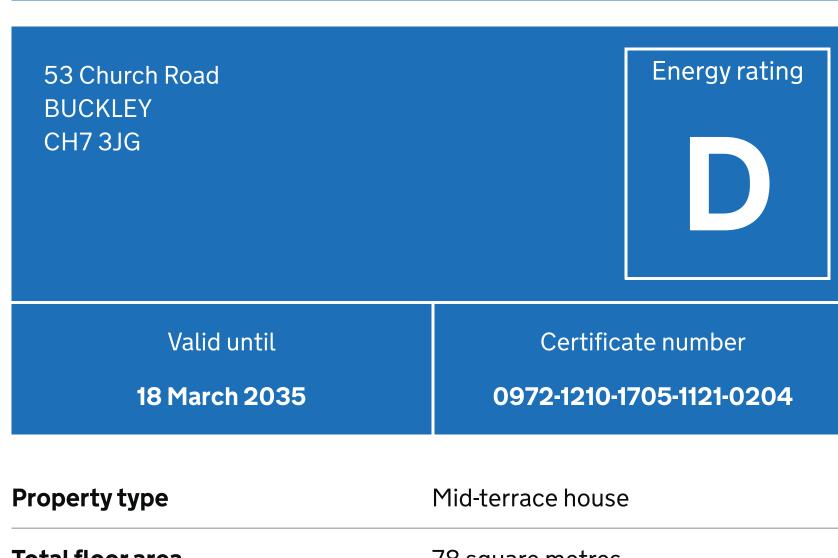
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Total floor area 78 square metres

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

Rules on letting this property

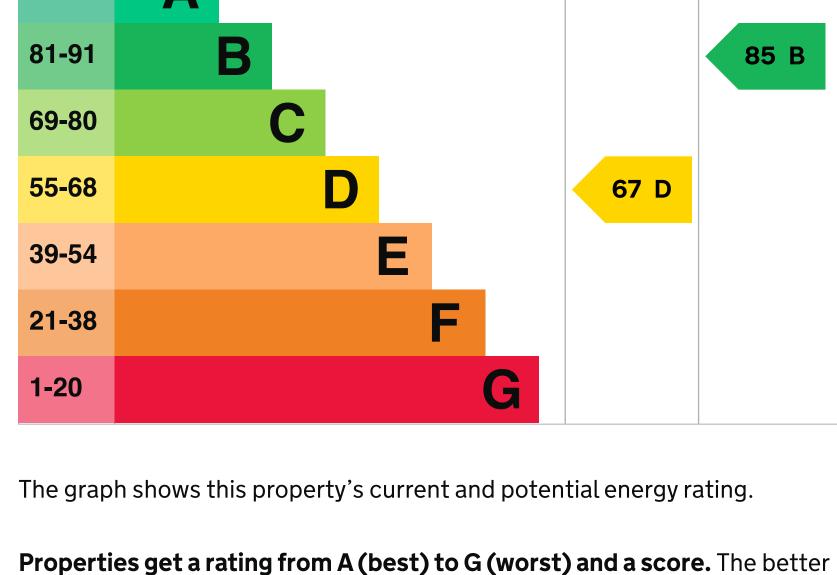
You can read guidance for landlords on the regulations and exemptions.

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

Energy rating and score

See how to improve this property's energy efficiency.

Score Energy rating 92+



Current

Potential

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

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

Breakdown of property's energy

condition.

performance

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

Wall Solid brick, as built, no insulation Very poor (assumed)

Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A
Primary energy	use	
The primary energy (use for this property per year is 248 kilowatt	hours per

square metre (kWh/m2).

► About primary energy use

How this affects your energy bills

An average household would need to spend £1,762 per year on heating, hot

water and lighting in this property. These costs usually make up the majority of your energy bills.

improving this property's energy rating. This is **based on average costs in 2025** when this EPC was created. People

You could **save £411 per year** if you complete the suggested steps for

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:

Carbon emissions

production

energy.

This property's environmental impact rating is D. It has the potential to be B.

dioxide (CO2) they produce each year.

Impact on the environment

• 10,476 kWh per year for heating

2,088 kWh per year for hot water

6 tonnes of CO2 An average household produces 3.4 tonnes of CO2 This property produces 1.6 tonnes of CO2 This property's potential

Properties get a rating from A (best) to G (worst) on how much carbon

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

Steps you could take to save energy

Do I need to follow these steps in order?

Typical installation cost

Typical installation cost

Typical yearly saving

Step 2: Solar water heating

Typical yearly saving

Step 1: Internal or external wall insulation

£4,000 - £14,000

£4,000 - £6,000

£328

£83

73 C

Potential rating after completing step 1

Potential rating after completing 74 C steps 1 and 2 Step 3: Solar photovoltaic panels, 2.5 kWp Typical installation cost £3,500 - £5,500 £636 Typical yearly saving Potential rating after completing 85 B steps 1 to 3

You may be eligible for help with the cost of improvements: • Free energy saving improvements: Nest

• Heat pumps and biomass boilers: Boiler Upgrade Scheme

• Help from your energy supplier: Energy Company Obligation

• Insulation: <u>Great British Insulation Scheme</u>

can complain to the assessor who created it.

Help paying for energy saving improvements

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Speak to an advisor from Nest

Who to contact about this certificate **Contacting the assessor**

If you're unhappy about your property's energy assessment or certificate, you

Marcus Baker Assessor's name 07477537962 **Telephone Email** info@mbepc.co.uk

Contacting the accreditation scheme If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme. **Quidos Limited Accreditation scheme**

About this assessment Assessor's declaration No related party

Assessor's ID

Date of assessment

Telephone

Email

Other certificates for this property			
Type of assessment	► RdSAP		
Date of certificate	19 March 2025		

QUID209691

01225 667 570

19 March 2025

info@quidos.co.uk

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).

Certificate number 0099-2829-6514-9797-5045 11 September 2023 **Expired on**

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