Energy performance certificate (EPC)



Property type End-terrace house

Total floor area 94 square metres

Rules on letting this property

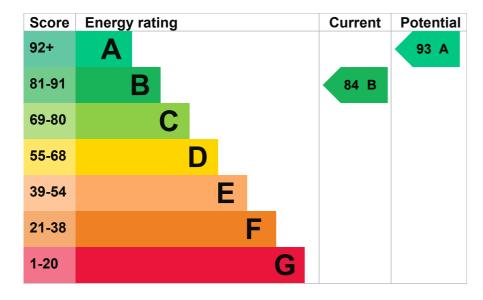
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

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
Walls	Average thermal transmittance 0.26 W/m²K	Very good
Roof	Average thermal transmittance 0.09 W/m²K	Very good
Floor	Average thermal transmittance 0.1 W/m²K Very good	
Windows	High performance glazing	Good
Main heating	Air source heat pump, radiators, electric	Average
Main heating control	Time and temperature zone control Very good	
Hot water	From main system	Good
Lighting	Good lighting efficiency	Good
Air tightness	Air permeability [AP50] = 4.2 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. 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 37 kilowatt hours per square metre (kWh/m2).

About primary energy use

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 £593 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 £50 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.

Impact on the environment

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

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	0.3 tonnes of CO2
This property's potential production	0.1 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 water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£50
Potential rating after completing step 1	85 B

Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£339
Potential rating after completing steps 1 and 2	93 A

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

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	Stephanie Simons
Telephone	01884 242050
Email	info@aessc.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/032252
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party

Date of assessment	28 January 2025
Date of certificate	28 January 2025
Type of assessment	► <u>SAP</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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