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# Energy performance certificate (EPC)

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Valid until 12 November 2028

Certificate number 9563-2812-7094-9398-2975

**Property type**

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Semi-detached house

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**Total floor area**

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75 square metres

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**Rules on letting this property**

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

**Energy efficiency rating for this property**

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

[See how to improve this property's energy performance.](#)

**Feature****Description**

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**Wall**

Cavity wall, filled cavity

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**Roof**

Pitched, 250 mm loft insulation

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**Window**

Fully double glazed

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**Main heating**

Boiler and radiators, mains gas

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**Main heating control**

Programmer and room thermostat

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## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

### An average household produces

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6 tonnes of CO<sub>2</sub>

### This property produces

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3.3 tonnes of CO<sub>2</sub>

### This property's potential production

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1.4 tonnes of CO<sub>2</sub>

By making the recommended changes, you could reduce this property's CO<sub>2</sub> emissions by 1.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## How to improve this property's energy performance

£800 - £1,200

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**Typical yearly saving**

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£53

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**Potential rating after carrying out recommendation 1**

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69 | C

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**Recommendation 2: Heating controls (thermostatic radiator valves)**

Heating controls (TRVs)

**Typical installation cost**

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£350 - £450

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**Typical yearly saving**

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£24

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**Potential rating after carrying out recommendations 1 and 2**

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70 | C

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**Recommendation 3: Replace boiler with new condensing boiler**

Condensing boiler

**Typical installation cost**

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£2,200 - £3,000

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**Typical yearly saving**

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£23

**Potential rating after carrying out recommendations 1 to 5**

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75 | C

**Recommendation 6: Solar photovoltaic panels, 2.5 kWp**

Solar photovoltaic panels

**Typical installation cost**

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£5,000 - £8,000

**Typical yearly saving**

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£292

**Potential rating after carrying out recommendations 1 to 6**

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86 | B

**Paying for energy improvements**

Find energy grants and ways to save energy in your home.

**Estimated energy use and potential savings**

**Estimated yearly energy cost for this property**

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You might be able to receive Renewable Heat Incentive payments. This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

#### Assessor's name

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Colin Bell

#### Telephone

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07738830707

#### Email

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[colin ci bell@hotmail.com](mailto:colin_ci_bell@hotmail.com)

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### Accreditation scheme contact details

## 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

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