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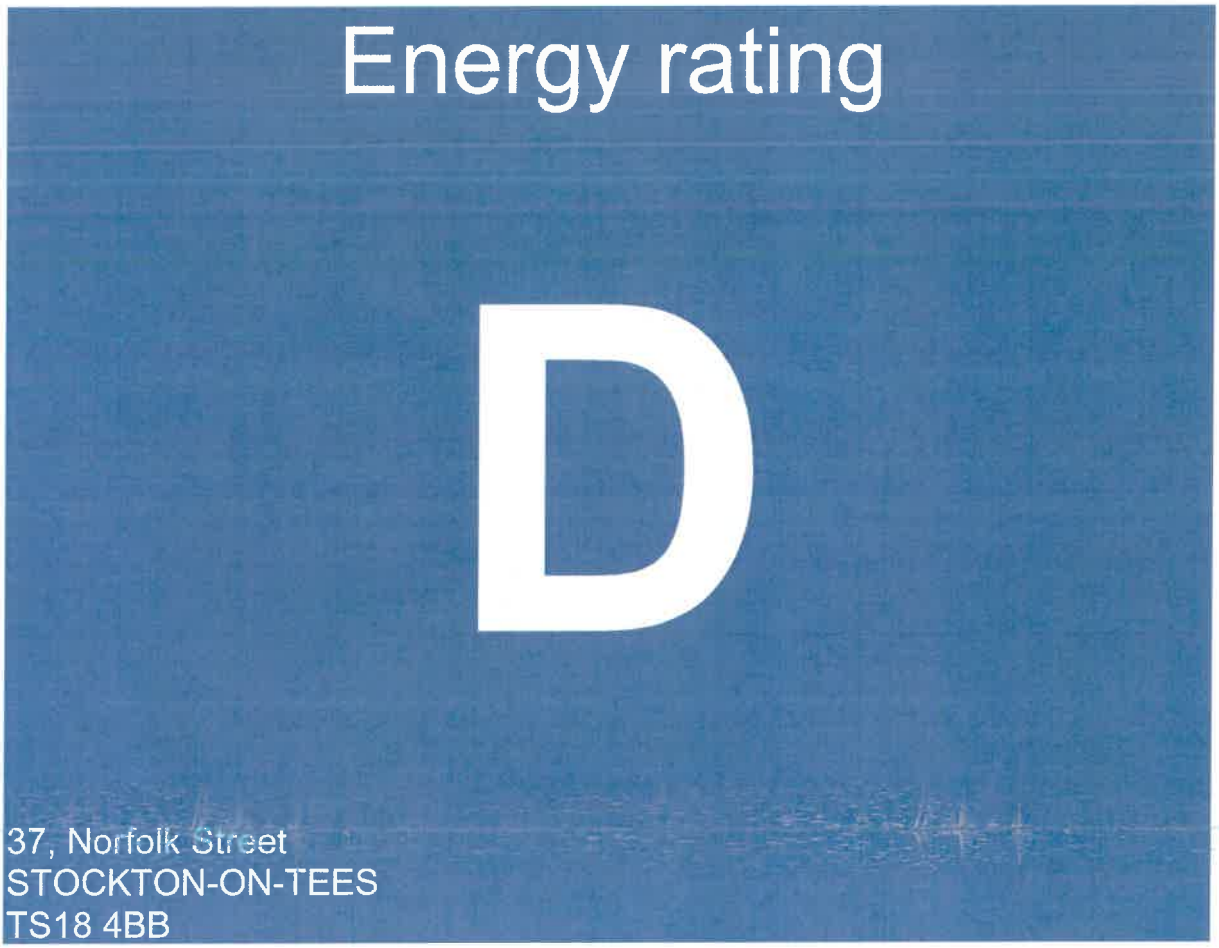


Skip to main content

Back

Energy performance certificate (EPC)

Certificate contents

Valid until1 October 2024

Certificate number8407-7123-1290-7619-5996

Property type

Mid-terrace house

Total floor area

84 square metres

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 C.

See how to improve this property's energy performance.

A B C D E F G92+ 81-91 69-80 55-68 39-54 21-38 1-20ScoreEnergy ratingCurrentPotential57 |D79 |C

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description
Wall	Solid brick, as built, no insulatio
Wall	Cavity wall, as built, no insulatic
Roof	Pitched, no insulation (assumec
Roof	Flat, limited insulation (assumec
Window	Single glazed

Feature	Description
Main heating	Boiler and radiators, mains gas
Main heating control	Programmer, TRVs and bypass
Hot water	From main system
Lighting	Low energy lighting in 82% of fi
Floor	Solid, no insulation (assumed)

Feature	Description
Secondary heating	Room heaters, mains gas

Primary energy use

The primary energy use for this property per year is 293 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

-
-
-

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

4.8 tonnes of CO2

This property's potential production

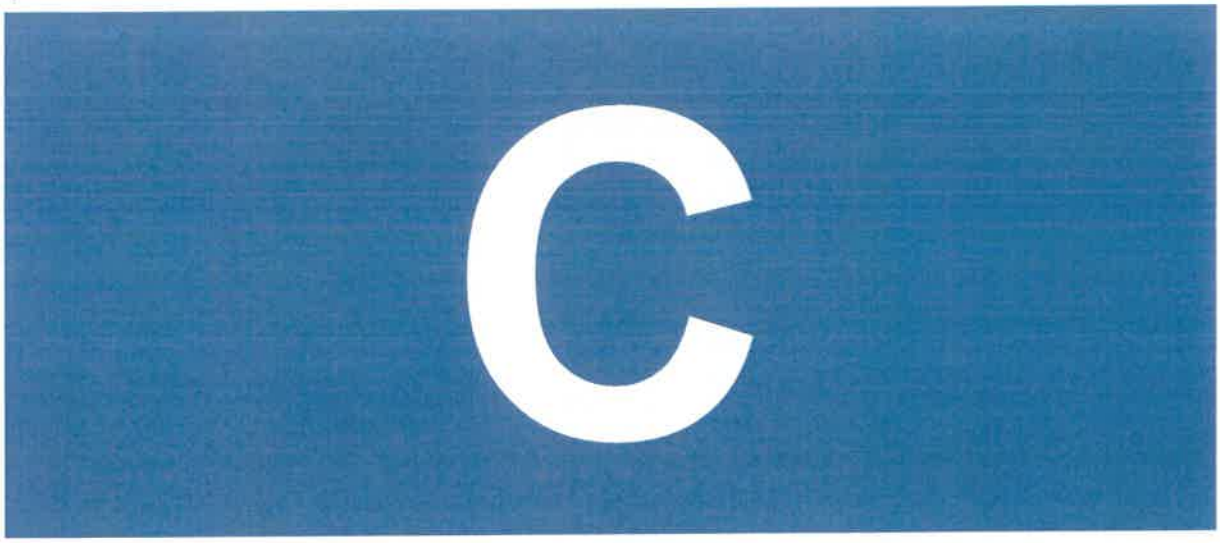
2.3 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 2.5 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

Potential energy rating



Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (57) to C (79).

What is an energy rating?

Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£31

Potential rating after carrying out recommendation 1

58 | D

Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£108

Potential rating after carrying out recommendations 1 and 2

62 | D

Recommendation 3: Floor insulation

Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£34

Potential rating after carrying out recommendations 1 to 3

64 | D

Recommendation 4: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£24

Potential rating after carrying out recommendations 1 to 4

65 | D

Recommendation 5: Heating controls (room thermostat)

Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£34

Potential rating after carrying out recommendations 1 to 5

66 | D

Recommendation 6: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£25

Potential rating after carrying out recommendations 1 to 6

67 | D

Recommendation 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£52

Potential rating after carrying out recommendations 1 to 7

69 | C

Recommendation 8: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£226

Potential rating after carrying out recommendations 1 to 8

79 | C

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

£1067

Potential saving

£308

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

16694 kWh per year

Water heating

2100 kWh per year

Potential energy savings by installing insulation

Type of insulation

Potential energy savings by installing insulation

Type of insulation

Loft insulation

Cavity wall insulation

Solid wall insulation

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

Robert Wilson

Telephone

01915364185

Email

erica.phillips@ces-cic.org.uk

Accreditation scheme contact details

Accreditation scheme

ECMK

Assessor ID

ECMK202842

Telephone

0333 123 1418

Email

info@ecmk.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

11 July 2013

Date of certificate

2 October 2014

Type of assessment

Show information about theRdSAP

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.

There are no related certificates for this property.

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