

- 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	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 60% of fixed outlets	Good
Floor	(other premises below)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 274 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

This property's current environmental impact rating is D. 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 CO ₂
This property produces	3.7 tonnes of CO ₂
This property's potential production	2.1 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.6 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.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (64) to B (81).

▶ [Do I need to follow these steps in order?](#)

Potential energy
rating

B

Step 1: Low energy lighting

Low energy lighting

Typical installation cost £20

Typical yearly saving £20

Potential rating after
completing step 1

65 | D

Step 2: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £66

Potential rating after
completing steps 1 and 2

68 | D

Step 3: Flue gas heat recovery device in conjunction with boiler

Flue gas heat recovery

Typical installation cost £400 - £900

Typical yearly saving £23

Potential rating after
completing steps 1 to 3

69 | C

Step 4: Solar water heating

Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £21

Potential rating after
completing steps 1 to 4

70 | C

Step 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost £5,000 - £8,000

Typical yearly saving £281

Potential rating after
completing steps 1 to 5

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£870
Potential saving	£130

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 potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

Heating use in this property

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

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	9034 kWh per year
Water heating	2072 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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	Nicholas Filewood
Telephone	07905274711
Email	info@wave-surveys.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020515
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	2 April 2019
Date of certificate	2 April 2019
Type of assessment	▶ RdSAP

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0603-2885-7035-9927-3781 (/energy-certificate/0603-2885-7035-9927-3781)
Valid until	25 July 2023