

Rules on letting this property

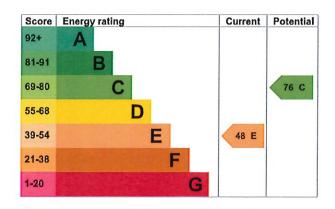
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

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	ature Description		
Wall	Cavity wall, as built, no insulation (assumed)	Poor	
Roof	Pitched, 100 mm loft insulation	Average	
Roof	Flat, limited insulation	Very poor	
Window	Fully double glazed	Very poor	
Main heating	Warm air, mains gas	Good	
Main heating control	Programmer and room thermostat	Average	
Hot water	Electric immersion, standard tariff	Very poor	
Lighting	Excellent lighting efficiency	Very good	
Floor	Solid, no insulation (assumed)	N/A	
Air tightness	(not tested)	N/A	
Secondary heating	None	N/A	

Primary energy use

The primary energy use for this property per year is 220 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

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 £2,376 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 £993 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.

Heating this property

Estimated energy needed in this property is:

- · 11,772 kWh per year for heating
- · 4,540 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

This property produces 3.5 tonnes of CO2 This property's potential 2.2 tonnes of CO2 production

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.

Carbon emissions

An average household produces

6 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£900 - £1,200	£89
2. Cavity wall insulation	£900 - £1,500	£170
3. Increase hot water cylinder insulation	£20 - £40	£427
4. Solar water heating	£4,000 - £7,000	£212
5. Heat recovery system for mixer showers	£600 - £1,500	£95
6. Solar photovoltaic panels	£8,000 - £10,000	£318

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- · Free energy saving improvements: Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- · Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	Adam Rouf	
Telephone	07425779502	
Email	adam.rouf@outlook.com	

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited	
Assessor's ID	QUID211500	
Telephone	01225 667 570	
Email	info@quidos.co.uk	
About this assessment	No related party	

Assessor's declaration	No related party	
Date of assessment	8 July 2025	
Date of certificate	21 July 2025	
Type of assessment	RdSAP	