

```
<!DOCTYPE html>
<html lang="en" class="govuk-template--rebranded">
<head>
  <meta http-equiv="Content-Type" content="text/html; charset=UTF-8">
  <meta name="viewport" content="width=device-width, initial-scale=1, viewport-fit=cover">
  <meta name="theme-color" content="#0b0c0c">
  <meta name="robots" content="noindex, nofollow">
  <meta name="google-site-verification" content="3lgiSwUvqRfNZ-lZ0vb5S6BPezYf8uK2YTlyGZqiedE" />
  <!--[if gt IE 8]><!-->
  <link href="https://find-energy-certificate.service.gov.uk/static/fd914019/application.css"
media="all" rel="stylesheet"
  type="text/css">
  <!--<![endif]>-->

  <title>Energy performance certificate (EPC) – Find an energy certificate – GOV.UK</title>

  <!-- All this for a Favicon... -->
  <link rel="shortcut icon" type="image/x-icon" sizes="16x16 32x32 48x48" href="https://find-
energy-certificate.service.gov.uk/static/fd914019/rebrand/images/favicon.ico" />
  <link rel="icon" sizes="any" href="https://find-energy-
certificate.service.gov.uk/static/fd914019/rebrand/images/favicon.svg" type="image/svg+xml">
  <link rel="mask-icon" href="https://find-energy-
certificate.service.gov.uk/static/fd914019/rebrand/images/govuk-icon-mask.svg" color="#0b0c0c">
  <link rel="apple-touch-icon" href="https://find-energy-
certificate.service.gov.uk/static/fd914019/rebrand/images/govuk-icon-180.png">
  <link rel="manifest" href="https://find-energy-
certificate.service.gov.uk/static/fd914019/rebrand/manifest.json">
  <meta property="og:image" content="https://find-energy-
certificate.service.gov.uk/rebrand/images/govuk-opengraph-image.png">
  <!-- End of Favicon section -->
<!-- Google Tag Manager -->
<script nonce="53bca91ad7">
  (function(w,d,s,l,i){w[l]=w[l]||[];w[l].push(
    {'gtm.start': new Date().getTime(),event:'gtm.js'}
  );var f=d.getElementsByTagName(s)[0],
    j=d.createElement(s),dl=l!='dataLayer'?'&l='+l:'';j.async=true;j.nonce='53bca91ad7';j.src=
    'https://www.googletagmanager.com/gtm.js?id='+i+dl;f.parentNode.insertBefore(j,f);
  })(window,document,'script','dataLayer','GTM-5CVJ2P9');
</script>
<!-- End Google Tag Manager -->
<script nonce="53bca91ad7">
GOOGLE_PROPERTY = 'GTM-5CVJ2P9';
</script>
<script nonce="53bca91ad7">
exports = {};
function gtag() {
  window.dataLayer = window.dataLayer || [];
  window.dataLayer.push(arguments);
}
</script>
<script async src="https://find-energy-
certificate.service.gov.uk/static/fd914019/javascript/cookie-consent.js" nonce="53bca91ad7">
</script>

</head>

<body class="govuk-template__body no-js">
<script nonce="53bca91ad7">
  document.body.classList.remove("no-js");
  document.body.className += ' js-enabled' + ('noModule' in HTMLScriptElement.prototype ? ' govuk-
frontend-supported' : '');
</script>

<a href="#main-content" class="govuk-skip-link" data-module="govuk-skip-link">Skip to main
content</a>

<header class="govuk-header govuk-header--full-width-border govuk-!-display-none-print"
role="banner" data-module="header">
  <div class="govuk-header__container govuk-width-container">
    <div class="govuk-header__logo">
      <a href="https://www.gov.uk" class="govuk-header__link govuk-header__link--homepage">
        <svg
```

xmlns="http://www.w3.org/2000/svg"

focusable="false"

role="img"

viewBox="0 0 324 60"

height="30"

width="162"

fill="currentcolor"

class="govuk-header__logotype"

aria-label="GOV.UK">

<title>GOV.UK</title>

<g>

<circle cx="20" cy="17.6" r="3.7"></circle>

<circle cx="10.2" cy="23.5" r="3.7"></circle>

<circle cx="3.7" cy="33.2" r="3.7"></circle>

<circle cx="31.7" cy="30.6" r="3.7"></circle>

<circle cx="43.3" cy="17.6" r="3.7"></circle>

<circle cx="53.2" cy="23.5" r="3.7"></circle>

<circle cx="59.7" cy="33.2" r="3.7"></circle>

<circle cx="31.7" cy="30.6" r="3.7"></circle>

<path d="M33.1,9.8c-.2-.1-.3-.3-.5-.5l1.9-5.9h-

6.7l1.9,5.9c-.2-.1-.3-.3-.5-.5l-4.6-1.5v6.8l4.6-2.4c.1.2.3.3.5l-

2.6,8c-.9,2.8,1.2,5.7,4.1,5.7h0c3,0,5.1-2.9,4.1-5.7l-2.6-8ZM37,37.9s-3.4,3.8-

4.1,6.1c2.2,0,4.2-.5,6.4-2.8l-.7,8.5c-2-2.8-4.4-4.1-5.7-3.8,1,3.1,5,6.7,5.8,7.2,3.7,3,6.7-1.5,7-

3.8,4-2.6-2.4,3-3.7-1.6-1.4-4.5,2.4-6.1,4.9-3.2-1.9-4.5-1.8-7.7,2.4-10.9,3,4,2.6,7.3-1.2,11.1,2.4-

1.3,6.2,0,4,4.6-1.2-2.8-3.7-2.2-4.2,2-.3,1.7,7,3,7,3,4.2,1.9,3,4.7-.9,7-5.9-1.3,0-2.4,7-

3.9,1.7l2.4-8c.6,2.3,1.4,3,7,2.2,4.5,6-1.6,5-2.8,0-5.3l5,1.8c-2.6,3.6-5.2,8.7-7.3,17.5-7.4-1.1-

15.7-1.7-24.5-1.7h0c-8.8,0-17.1,6-24.5,1.7-2.1-8.9-4.7-13.9-7.3-17.5l5-

1.8c-.5,2.5-.6,3.7,0,5.3,8-.8,1.6-2.3,2.2-4.5l2.4,8c-1.5-1-2.6-1.7-3.9-

1.7,2.3,5,5.2,6.2,7,5.9,2.3-.4,3.3-2.4,3-4.2-.5-2.4-3-3.1-4.2-.2-2.2-4.6,1.6-6,4-4.6-3.7-3.7-4.2-

7.1-1.2-11.1,4.2,3.2,4.3,6.4,2.4,10.9,2.5-2.8,6.3-1.3,4.9,3.2-1.8-2.7-4.1-1-

3.7,1.6,3,2.3,3.3,4.1,7,3.8,5.4-.5,5.7-4.2,5.8-7.2-1.3-.2-3.7,1-5.7,3.8l-.7-

8.5c2.2,2.3,4.2,2.7,6.4,2.8-.7-2.3-4.1-6.1-4.1-6.1h10.6,0Z"></path>

</g>

<circle class="govuk-logo-dot" cx="226" cy="36" r="7.3"></circle>

<path d="M93.94 41.25c.4 1.81 1.2 3.21 2.21 4.62 1 1.4 2.21 2.41 3.61 3.21s3.21 1.2

5.22 1.2 3.61-.4 4.82-1c1.4-.6 2.41-1.4 3.21-2.41,8-1 1.4-2.01 1.61-3.01s.4-2.01,4-3.01v.14h-

10.86v-7.02h20.07v24.08h-8.03v-5.56c-.6,8-1.38 1.61-2.19 2.41-.8,8-1.81 1.2-2.81 1.81-1.4-2.21,8-

3.41 1.2s-2.41,4-3.81,4a18.56 18.56 0 0 1-14.65-6.63c-1.6-2.01-3.01-4.41-3.81-7.02s-1.4-5.62-1.4-

8.83,4-6.02 1.4-8.83a20.45 20.45 0 0 1 19.46-13.65c3.21 0 4.01,2 5.82,8 1.81,4 3.61 1.2 5.02 2.01

1.61,8 2.81 2.01 4.01 3.21s2.21 2.61 2.81 4.21l-7.63 4.41c-.4-1-1-1.81-1.61-2.61-.6-.8-1.4-1.4-

2.21-2.01-.8-.6-1.81-1-2.81-1.4-1-.4-2.21-.4-3.61-.4-2.01 0-3.81,4-5.22 1.2-1.4,8-2.61 1.81-3.61

3.21s-1.61 2.81-2.21 4.62c-.4 1.81-.6 3.71-.6 5.42s.8 5.22,8 5.22Zm57.8-27.9c3.21 0 6.22,6 8.63

1.81 2.41 1.2 4.82 2.81 6.62 4.82S170.2 24.39 171 27s1.4 5.62 1.4 8.83-.4 6.02-1.4 8.83-2.41 5.02-

4.01 7.02-4.01 3.61-6.62 4.82-5.42 1.81-8.63 1.81-6.22-.6-8.63-1.81-4.82-2.81-6.42-4.82-3.21-4.41-

4.01-7.02-1.4-5.62-1.4-8.83,4-6.02 1.4-8.83 2.41-5.02 4.01-7.02 4.01-3.61 6.42-4.82 5.42-1.81 8.63-

1.81Zm0 36.73c1.81 0 3.61-.4 5.02-1s2.61-1.81 3.61-3.01 1.81-2.81 2.21-4.41c.4-1.81,8-3.61,8-5.62

0-2.21-.2-4.21-.8-6.02s-1.2-3.21-2.21-4.62c-1-1.2-2.21-2.21-3.61-3.01s-3.21-1-5.02-1-3.61,4-5.02

1c-1.4,8-2.61 1.81-3.61 3.01s-1.81 2.81-2.21 4.62c-.4 1.81-.8 3.61-.8 5.62 0 2.41,2 4.21,8 6.02,4

1.81 1.2 3.21 2.21 4.41s2.21 2.21 3.61 3.01c1.4,8 3.21 1 5.02 1Zm36.32 7.96-12.24-44.15h9.83l8.43

32.77h.4l8.23-32.77h9.83L200.3 58.04h-12.24Zm74.14-7.96c2.18 0 3.51-.6 3.51-.6 1.2-.6 2.01-1 2.81-

1.81s1.4-1.81 1.81-2.81a13 13 0 0 0 .8-4.01V13.9h8.63v28.15c0 2.41-.4 4.62-1.4 6.62-.8 2.01-2.21

3.61-3.61 5.02s-3.41 2.41-5.62 3.21-4.62 1.2-7.02 1.2-5.02-.4-7.02-1.2c-2.21-.8-4.01-1.81-5.62-

3.21s-2.81-3.01-3.61-5.02-1.4-4.21-1.4-6.62V13.9h8.63v26.95c0 1.61,2 3.01,8 4.01,4 1.2 1.2 2.21

2.01 2.81,8.8 1.81 1.4 2.81 1.81 0 0 1.34,6 3.51,6Zm34.22-36.18v18.92l15.65-18.92h10.82l-15.03

17.32 16.03 26.83h-10.21l-11.44-20.21-5.62 6.22v13.99h-8.83V13.9"></path>

</svg>

</div>

</div>

</header>

<section aria-label="Service information" class="govuk-service-navigation"

data-module="govuk-service-navigation">

<div class="govuk-width-container">

<div class="govuk-service-navigation__container">

<a href="https://find-energy-certificate.service.gov.uk/" class="govuk-service-
navigation__link">

Find an energy certificate

<nav aria-label="Menu" class="govuk-service-navigation__wrapper">

<ul class="govuk-service-navigation__list" id="navigation">

<li class="govuk-service-navigation__item epb-language-toggle">

```
<nav aria-label="Language toggle">
  <ul class="language-toggle__list">
    <li class="language-toggle__list-item">
      English
    </li>
    <li lang="cy" class="language-toggle__list-item">
      <span class="govuk-visually-hidden">Newid yr iaith ir Gymraeg</span>
      <a href="?lang=cy" class="govuk-link">Cymraeg</a>
    </li>
  </ul>
</nav>

</li>
</ul>
</nav>
</div>
</div>
</section>

<div class="govuk-width-container govuk-body">

  <main id="main-content" class="govuk-main-wrapper" role="main">

<div class="govuk-grid-row">
  <div class="govuk-grid-column-full">
    <div class="govuk-body">
      <h1 class="govuk-heading-xl printable-area">
        Energy performance certificate (EPC)
      </h1>
    </div>
  </div>
</div>

<div class="govuk-grid-column-one-third govuk-!-display-none-print">
  <hr class="epc-blue-top" />

  <div class="component__contents govuk-!-display-none-print">
    <h2 class="govuk-heading-m">Certificate contents</h2>
    <div class="dashed-p">
      <p class="govuk-body"><a class="govuk-link" href="#renting">Rules on letting this
property</a></p>
      <p class="govuk-body"><a class="govuk-link" href="#epc">Energy rating and score</a></p>
      <p class="govuk-body"><a class="govuk-link" href="#summary">Breakdown of property's energy
performance</a></p>
      <p class="govuk-body"><a class="govuk-link" href="#smart-meters">Smart meters</a></p>
      <p class="govuk-body"><a class="govuk-link" href="#bills-affected">How this affects your
energy bills</a></p>
      <p class="govuk-body"><a class="govuk-link" href="#energy">Impact on the environment</a></p>
      <p class="govuk-body"><a class="govuk-link" href="#recommendations">Steps you could take to
save energy</a></p>
      <p class="govuk-body"><a class="govuk-link" href="#information">Who to contact about this
certificate</a></p>
      <p class="govuk-body"><a class="govuk-link" href="#other_certificates_and_reports">Other
certificates for this property</a></p>
    </div>
  </div>

  <script type = "text/javascript" src="https://find-energy-
certificate.service.gov.uk/static/fd914019/javascript/share-certificate.js" nonce="53bca91ad7">
</script>
<div class="component__print govuk-!-display-none-print">

  <h2 class="govuk-heading-m">Share this certificate</h2>

  <ul id="share-list">
    <li>
      <p class="govuk-body">
        <a id="email"
          href="mailto:?
subject=Energy%20performance%20certificate%20%28EPC%29%20for%2018%20Fredora%20Avenue&body=Pleas
e%20find%20your%20energy%20performance%20certificate%20%28EPC%29%20at%20https%3A%2F%2Ffind-energy-
certificate.service.gov.uk%2Fenergy-certificate%2F3400-3476-0622-7699-3363"

```

```
target="_blank">
  <span class="share-icon">
    <svg xmlns="http://www.w3.org/2000/svg" width="16" height="16" fill="#1d70b8" class="bi
bi-envelope-open" aria-hidden="true"><path d="M8.47 1.318a1 1 0 0 0-.94 0l-6 3.2A1 1 0 0 0 1
5.4v.818l5.724 3.465L8 8.917l1.276.766L15 6.218V5.4a1 1 0 0 0-.53-.882l-6-3.2zM15 7.388l-4.754
2.877L15 13.117v-5.73zm-.035 6.874L8 10.083l-6.965 4.18A1 1 0 0 0 2 15h12a1 1 0 0 0 .965-.738zM1
13.117l4.754-2.852L1 7.387v5.73zM7.059.435a2 2 0 0 1 1.882 0l6 3.2A2 2 0 0 1 16 5.4V14a2 2 0 0 1 1-2
2H2a2 2 0 0 1-2-2V5.4a2 2 0 0 1 1.059-1.765l6-3.2z"/></svg>

  </span>
  Email
</a>
</p>
</li>
<li>
  <p id="copy-to-clipboard-margin" class="govuk-body">
    <button id="copyToClipboardButton" class="govuk-body" data-clicked-image-
src="data:image/svg+xml;utf8,&lt;svg xmlns='http://www.w3.org/2000/svg' width='16' height='16'
fill='%231d70b8' class='bi bi-check2' aria-hidden='true'&gt;&lt;path d='M13.854 3.646a.5.5 0 0 1 0
.708l-7 7a.5.5 0 0 1-.708 0l-3.5-3.5a.5.5 0 1 1 .708-.708L6.5 10.293l6.646-6.647a.5.5 0 0 1 .708
0z'&gt;&lt;/svg&gt;
">
    <span class="share-icon">
      <svg xmlns="http://www.w3.org/2000/svg" width="16" height="16" fill="#1d70b8" class="bi
bi-clipboard" aria-hidden="true"><path d="M4 1.5H3a2 2 0 0 0-2 2V14a2 2 0 0 0 2 2h10a2 2 0 0 0 2-
2V3.5a2 2 0 0 0-2-2h-1v1h1a1 1 0 0 1 1 1V14a1 1 0 0 1 1 1H3a1 1 0 0 1 1-1V3.5a1 1 0 0 1 1-1h1v-
1z"/><path d="M9.5 1a.5.5 0 0 1 .5.5v1a.5.5 0 0 1-.5.5h-3a.5.5 0 0 1-.5-.5v-1a.5.5 0 0 1 .5-.5h3zm-
3-1A1.5 1.5 0 0 0 5 1.5v1A1.5 1.5 0 0 0 6.5 4h3A1.5 1.5 0 0 0 11 2.5v-1A1.5 1.5 0 0 0 9.5 0h-3z"/>
</svg>

    </span>
    Copy link to clipboard
  </button>
  <script nonce="53bca91ad7">
    var copyButton = document.getElementById('copyToClipboardButton');
    copyButton.classList.add('display-inline');
    copyButton.addEventListener("click", clickHandler)
  </script>
</p>
</li>
<li>
  <p class="govuk-body">
    <a id="link" rel="nofollow" class="display-none" href="https://find-energy-
certificate.service.gov.uk/energy-certificate/3400-3476-0622-7699-3363?print=true" class="govuk-
link govuk-!-margin-bottom-5">
      <span class="share-icon">
        <svg xmlns="http://www.w3.org/2000/svg" width="16" height="16" fill="#1d70b8" class="bi
bi-printer" aria-hidden="true"><path d="M2.5 8a.5.5 0 1 0 0-1 .5.5 0 0 0 0 1z"/><path d="M5 1a2 2 0
0 0-2 2v2H2a2 2 0 0 0-2 2v3a2 2 0 0 0 2 2h1v1a2 2 0 0 0 2 2h6a2 2 0 0 0 2-2v-1h1a2 2 0 0 0 2-2V7a2
2 0 0 0-2-2h-1V3a2 2 0 0 0-2-2H5zM4 3a1 1 0 0 1 1-1h6a1 1 0 0 1 1 1v2H4V3zm1 5a2 2 0 0 0-2 2v1H2a1
1 0 0 1 1-1-1V7a1 1 0 0 1 1-1h12a1 1 0 0 1 1 1v3a1 1 0 0 1 1 1h-1v-1a2 2 0 0 0-2-2H5zm7 2v3a1 1 0 0
1 1-1 1H5a1 1 0 0 1 1-1-1v-3a1 1 0 0 1 1-1h6a1 1 0 0 1 1 1z"/></svg>

      </span>
      Print
    </a>
    <script nonce="53bca91ad7">
      document.getElementById('link').classList.remove('display-none');
    </script>
  </p>
</li>
</ul>
</div>

</div>
<div class="govuk-grid-column-two-thirds epc-domestic-sections">
  <hr class="epc-blue-top" />
```

```
<div class="govuk-body epc-blue-bottom printable-area epc-box-container">
  <div class="epc-box govuk-!-margin-bottom-5">
    <p class="epc-address govuk-body">
      18 Fredora Avenue<br />BLACKPOOL<br />FY3 9NL
    </p>
    <div class="epc-rating-box">
      <p class="epc-rating-title govuk-body">
        Energy rating
      </p>
      <p class="epc-rating-result govuk-body">
        C
      </p>
    </div>
    <div class="epc-extra-boxes">
      <div class="epc-extra-box">
        <label>
          Valid until</label>
        <p class="govuk-body govuk-!-font-weight-bold">13 July 2036</p>
      </div>
      <div class="epc-extra-box">
        <label>Certificate number</label>
        <p class="govuk-body govuk-!-font-weight-bold">3400-3476-0622-7699-3363</p>
      </div>
    </div>
  </div>
  <dl class="govuk-summary-list">
```

```
<div class="govuk-summary-list__row">
  <dt class="govuk-summary-list__key govuk-!-width-one-half">Property type</dt>
  <dd class="govuk-summary-list__value govuk-!-width-one-half">
    Mid-terrace house
  </dd>
</div>
```

```
<div class="govuk-summary-list__row">
  <dt class="govuk-summary-list__key govuk-!-width-one-half">Total floor area</dt>
  <dd class="govuk-summary-list__value govuk-!-width-one-half">
    68 square metres
  </dd>
</div>
```

</div>

```
<div id="renting" class="govuk-body epc-blue-bottom printable-area">
  <h2 class="govuk-heading-l">Rules on letting this property</h2>
  <p class="govuk-body">
    Properties can be let if they have an energy rating from A to E.
  </p>
  <p class="govuk-body">
    You can read <a class="govuk-link" href="https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance">guidance on minimum energy efficiency standards and exemptions</a>.
  </p>
</div>
```

```
<div id="epc" class="govuk-body epc-blue-bottom printable-area epc-rating-graph-section">
  <h2 class="govuk-heading-l">Energy rating and score</h2>
  <p class="govuk-body govuk-!-margin-bottom-6">
    This property's energy rating is C. It has the potential to be C.
  </p>
  <p class="govuk-body govuk-!-margin-bottom-6">
    <a class="govuk-link" href="#recommendations">See how to improve this property's energy
    efficiency</a>.
  </p>
```

```
<svg width="615" height="100%" viewBox="0 0 615 376" xmlns="http://www.w3.org/2000/svg" aria-
-labelledby="svg-title svg-desc" role="img" class="epc-energy-rating-graph">
```

<title id="svg-title">Energy efficiency chart</title>
<desc id="svg-desc">This property's energy rating is C with a score of 69. It has a potential energy rating of C with a score of 79. Properties get a rating from A to G and a score. Rating C is for a score of 69 to 80. The ratings and scores are as follows from best to worst. Rating A is for a score of 92 or more. Rating B is for a score of 81 to 91. Rating C is for a score of 69 to 80. Rating D is for a score of 55 to 68. Rating E is for a score of 39 to 54. Rating F is for a score of 21 to 38. Rating G is for a score of 1 to 20.</desc>

```
<style nonce="53bca91ad7">
  .letter {
    font-size: 40px;
    font-family: sans-serif;
    fill: #0b0c0c;
    font-weight: bold;
  }

  .small {
    font-size: 20px;
    font-family: sans-serif;
    fill: #0b0c0c;
    line-height: 50px;
    margin-top: 100px;
    font-weight: bold;
  }

  .band-a{
    fill: #00C781
  }
  .band-b{
    fill: #19b459
  }
  .band-c{
    fill: #8dce46
  }
  .band-d{
    fill: #ffd500
  }
  .band-e{
    fill: #fcaa65
  }
  .band-f{
    fill: #ef8023
  }
  .band-g{
    fill: #e9153b
  }
  .band-a-score{
    fill: #64C7A4
  }
  .band-b-score{
    fill: #72CA8B
  }
  .band-c-score{
    fill: #b4df86
  }
  .band-d-score{
    fill: #ffe666
  }
  .band-e-score{
    fill: #fdc79b
  }
  .band-f-score{
    fill: #f4ac71
  }
  .band-g-score{
    fill: #f2738a
  }

  line.inner-border {
    stroke: #b1b4b6;
    stroke-width: 1;
  }

  line.score-threshold {
```

```

stroke: #000;
stroke-width: 2;
}
</style>

<line x1="72" y1="0" x2="72" y2="376" class="inner-border"></line>
<line x1="410" y1="0" x2="410" y2="376" class="inner-border"></line>
<line x1="510" y1="0" x2="510" y2="376" class="inner-border"></line>
<line x1="0" y1="25" x2="615" y2="25" class="inner-border"></line>
<line x1="0" y1="0" x2="615" y2="0" class="inner-border"></line>

<line x1="0" y1="0" x2="615" y2="0" class="inner-border"></line>
<line x1="0" y1="0" x2="0" y2="376" class="inner-border"></line>
<line x1="615" y1="376" x2="615" y2="0" class="inner-border"></line>
<line x1="615" y1="376" x2="0" y2="376" class="inner-border"></line>

<rect width="78" height="50" x="72" y="25" class="band-a">
</rect>
<rect width="118" height="50" x="72" y="75" class="band-b">
</rect>
<rect width="158" height="50" x="72" y="125" class="band-c">
</rect>
<rect width="198" height="50" x="72" y="175" class="band-d">
</rect>
<rect width="238" height="50" x="72" y="225" class="band-e">
</rect>
<rect width="278" height="50" x="72" y="275" class="band-f">
</rect>
<rect width="318" height="50" x="72" y="325" class="band-g">
</rect>

<rect width="72" height="50" x="0" y="25" class="band-a-score">
</rect>
<rect width="72" height="50" x="0" y="75" class="band-b-score">
</rect>
<rect width="72" height="50" x="0" y="125" class="band-c-score">
</rect>
<rect width="72" height="50" x="0" y="175" class="band-d-score">
</rect>
<rect width="72" height="50" x="0" y="225" class="band-e-score">
</rect>
<rect width="72" height="50" x="0" y="275" class="band-f-score">
</rect>
<rect width="72" height="50" x="0" y="325" class="band-g-score">
</rect>

<text role="presentation" aria-hidden="true" x="0" y="0" class="letter">
<tspan x="107" y="64">A</tspan>
<tspan x="147" y="114">B</tspan>
<tspan x="187" y="164">C</tspan>
<tspan x="227" y="214">D</tspan>
<tspan x="267" y="264">E</tspan>
<tspan x="307" y="314">F</tspan>
<tspan x="347" y="364">G</tspan>
</text>

<text role="presentation" aria-hidden="true" x="0" y="0" class="small">
<tspan x="8" y="55">92+</tspan>
<tspan x="8" y="105">81-91</tspan>
<tspan x="8" y="155">69-80</tspan>
<tspan x="8" y="205">55-68</tspan>
<tspan x="8" y="255">39-54</tspan>
<tspan x="8" y="305">21-38</tspan>
<tspan x="8" y="355">1-20</tspan>
</text>

<text role="presentation" aria-hidden="true" x="8" y="15" class="small" dominant-
baseline="middle">
Score
</text>

<text role="presentation" aria-hidden="true" x="85" y="15" class="small" dominant-
baseline="middle">
Energy rating

```


Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Good lighting efficiency	Good
Floor	Suspended, no insulation (assumed)	N/A
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 218 kilowatt hours per square metre (kWh/m2).

Details

Summary

About primary energy use

Text

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

Additional information

Additional information about this property:

-

PV recommended

When considering the PV installation consider installing PV

battery and a PV diverter for water heating.</p>

Cavity fill is recommended

</div>

<div id="smart-meters" class="govuk-body epc-blue-bottom printable-area" >
<h2 class="govuk-heading-l" >Smart meters</h2>
<p class="govuk-body" >
This property had

smart meters for gas and electricity

when it was assessed.
</p>
<p class="govuk-body" >
Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.
</p>
<p class="govuk-body">

Find out about using your smart meter

</p>
</div>

<div id="bills-affected" class="govuk-body epc-blue-bottom printable-area epc-bills-affected">
<h2 class="govuk-heading-l">How this affects your energy bills</h2>
<p class="govuk-body">An average household would need to spend £1,113 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.</p>
<p class="govuk-body">You could save £223 per year if you complete the suggested steps for improving this property’s energy rating.</p>
<p class="govuk-body">This is based on average costs in 2026 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.</p>
<hr class="govuk-section-break govuk-section-break--l govuk-section-break--visible">
<h3 class="govuk-heading-m">Heating this property</h3>
<p class="govuk-body">Estimated energy needed in this property is:</p>
<ul class="govuk-list--bullet govuk-!-margin-left-6">
9,014 kWh per year for heating
2,274 kWh per year for hot water

</div>

<div id="energy" class="govuk-body epc-page-break epc-blue-bottom printable-area epc-environmental-impact">
<h2 class="govuk-heading-l">Impact on the environment</h2>
<p class="govuk-body">
This property’s environmental impact rating is D. It has the potential to be C.
</p>
<p class="govuk-body">Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.</p>
<h3 class="govuk-heading-m">Carbon emissions</h3>
<dl class="govuk-summary-list">
<div class="govuk-summary-list__row" >
<dt class="govuk-summary-list__key govuk-!-width-one-half">An average household produces</dt>
<dd id="eir-average-household-produces" class="govuk-summary-list__value">6 tonnes of CO2</dd>
</div>
<div class="govuk-summary-list__row" >
<dt class="govuk-summary-list__key govuk-!-width-one-half">This property produces</dt>
<dd id="eir-property-produces" class="govuk-summary-list__value">2.7 tonnes of CO2</dd>
</div>
</dl>

```
</div>
<div class="govuk-summary-list__row" >
  <dt class="govuk-summary-list__key govuk-!-width-one-half">This property's potential
production</dt>
  <dd id="eir-potential-production" class="govuk-summary-list__value">2.0 tonnes of CO2</dd>
</div>
</dl>
<p class="govuk-body">You could improve this property's CO2 emissions by making the suggested
changes. This will help to protect the environment.</p>
<p class="govuk-body">These ratings are based on assumptions about average occupancy and energy
use. People living at the property may use different amounts of energy.</p>
</div>
```

```
<div id="recommendations" class="govuk-body printable-area epc-recommendations epc-blue-
bottom">
  <h2 class="govuk-heading-l">Steps you could take to save energy</h2>
  <div class="allow-break">
    <details class="govuk-details">
      <summary class="govuk-details__summary">
        <span class="govuk-details__summary-text">Do I need to follow these steps in order?
</span>
      </summary>
      <div class="govuk-details__text">
        <p>Yes. Each step builds on the one before it so you can save the most energy.</p>
        <p>For example, it's more energy efficient to insulate your home before you buy a new
boiler. A well insulated home will lose less heat so you do not have to run your boiler as often.
</p>
      </div>
    </details>
  </div>
  <div class="govuk-body printable-area epb-recommended-improvements">
<hr class="epc-light-top" />
  <h3 class="govuk-heading-m">Step 1: Increase loft insulation to 270 mm</h3>
```

```
<dl class="govuk-summary-list">
  <div class="govuk-summary-list__row">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Typical installation cost</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half">
      £900 - £1,200
    </dd>
  </div>
  <div class="govuk-summary-list__row">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Typical yearly saving</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half">
      £49
    </dd>
  </div>
  <div class="govuk-summary-list__row epb-recommended-improvements__potential-rating">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Potential rating after completing
step 1</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half"><svg width="90" height="50"
class="rating-label">
      <polygon points="0,25 25,50 100,50 100,0 25,0 0,25" class="band-c"></polygon>
      <text x="75" y="31" class="govuk-!-font-weight-bold">70 C</text>
    </svg></dd>
  </div>
</dl>
```

```
<h3 class="govuk-heading-m">Step 2: Cavity wall insulation</h3>

<dl class="govuk-summary-list">
  <div class="govuk-summary-list__row">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Typical installation cost</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half">
      £900 - £1,500
    </dd>
  </div>
  <div class="govuk-summary-list__row">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Typical yearly saving</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half">
      £123
    </dd>
  </div>
```

```
<div class="govuk-summary-list__row epb-recommended-improvements__potential-rating">
  <dt class="govuk-summary-list__key govuk-!-width-one-half">Potential rating after completing
  steps 1&nbsp;and&nbsp;2</dt>
  <dd class="govuk-summary-list__value govuk-!-width-one-half"><svg width="90" height="50"
  class="rating-label">
    <polygon points="0,25 25,50 100,50 100,0 25,0 0,25" class="band-c"></polygon>
    <text x="75" y="31" class="govuk-!-font-weight-bold">73 C</text>
  </svg></dd>
</div>
</dl>
```

<h3 class="govuk-heading-m">Step 3: Floor insulation (suspended floor)</h3>

```
<dl class="govuk-summary-list">
  <div class="govuk-summary-list__row">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Typical installation cost</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half">
      £5,000 - £10,000
    </dd>
  </div>
  <div class="govuk-summary-list__row">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Typical yearly saving</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half">
      £51
    </dd>
  </div>
  <div class="govuk-summary-list__row epb-recommended-improvements__potential-rating">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Potential rating after completing
    steps 1&nbsp;to&nbsp;3</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half"><svg width="90" height="50"
    class="rating-label">
      <polygon points="0,25 25,50 100,50 100,0 25,0 0,25" class="band-c"></polygon>
      <text x="75" y="31" class="govuk-!-font-weight-bold">74 C</text>
    </svg></dd>
  </div>
</dl>
```

<h3 class="govuk-heading-m">Step 4: Solar photovoltaic panels, 2.5 kWp</h3>

```
<dl class="govuk-summary-list">
  <div class="govuk-summary-list__row">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Typical installation cost</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half">
      £8,000 - £10,000
    </dd>
  </div>
  <div class="govuk-summary-list__row">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Typical yearly saving</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half">
      £195
    </dd>
  </div>
  <div class="govuk-summary-list__row epb-recommended-improvements__potential-rating">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Potential rating after completing
    steps 1&nbsp;to&nbsp;4</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half"><svg width="90" height="50"
    class="rating-label">
      <polygon points="0,25 25,50 100,50 100,0 25,0 0,25" class="band-c"></polygon>
      <text x="75" y="31" class="govuk-!-font-weight-bold">79 C</text>
    </svg></dd>
  </div>
</dl>

</div>
```

```

  <div class="govuk-body allow-break printable-area">
    <h3 class="govuk-heading-m">Advice on making energy saving improvements</h3>
    <p class="govuk-body"><a class="govuk-link" href=" https://www.gov.uk/improve-energy-
    efficiency">Get detailed recommendations and cost estimates</a></p>
  </div>
```

<h3 class="govuk-heading-m">Help paying for energy saving improvements</h3>

```
<p class="govuk-body">
  You may be eligible for help with the cost of improvements:
</p>

<ul class="govuk-list govuk-list--bullet">

  <li>
    Heat pumps and biomass boilers: <a class="govuk-link" href=" https://www.gov.uk/apply-
boiler-upgrade-scheme">Boiler Upgrade Scheme</a>
  </li>

</ul>
</div>

</div>

<div id="information" class="govuk-body epc-blue-bottom printable-area epc-contact-assessor">
<h2 class="govuk-heading-l">Who to contact about this certificate</h2>

<h3 class="govuk-heading-m">Contacting the assessor</h3>
<p class="govuk-body">If you’re unhappy about your property’s energy assessment or certificate,
you can complain to the assessor who created it.</p>

<dl class="govuk-summary-list">

  <div class="govuk-summary-list__row">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Assessor’s name</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half">
      Simon Fish
    </dd>
  </div>

  <div class="govuk-summary-list__row">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Telephone</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half">
      01253 714253
    </dd>
  </div>

  <div class="govuk-summary-list__row">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Email</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half">
      <a class="govuk-link" href="mailto:simonfish@yahoo.co.uk">simonfish@yahoo.co.uk</a>
    </dd>
  </div>
</dl>

<h3 class="govuk-heading-m govuk-!-margin-top-9">Contacting the accreditation scheme</h3>
<p class="govuk-body">If you’re still unhappy after contacting the assessor, you should contact
the assessor’s accreditation scheme.</p>

<dl class="govuk-summary-list">

  <div class="govuk-summary-list__row">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Accreditation scheme</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half">
      Elmhurst Energy Systems Ltd
    </dd>
  </div>

  <div class="govuk-summary-list__row">
    <dt class="govuk-summary-list__key govuk-!-width-one-half">Assessor’s ID</dt>
    <dd class="govuk-summary-list__value govuk-!-width-one-half">
      EES/011884
    </dd>
  </div>
</dl>
</div>
```

</div>

```
<div class="govuk-summary-list__row">
  <dt class="govuk-summary-list__key govuk-!-width-one-half">Telephone</dt>
  <dd class="govuk-summary-list__value govuk-!-width-one-half">
    01455 883 250
  </dd>
</div>
```

```
<div class="govuk-summary-list__row">
  <dt class="govuk-summary-list__key govuk-!-width-one-half">Email</dt>
  <dd class="govuk-summary-list__value govuk-!-width-one-half">
    <a class="govuk-link"
href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>
  </dd>
</div>
</dl>
```

<h3 class="govuk-heading-m govuk-!-margin-top-9">About this assessment</h3>

<dl class="govuk-summary-list">

```
<div class="govuk-summary-list__row">
  <dt class="govuk-summary-list__key govuk-!-width-one-half">Assessor's declaration</dt>
  <dd class="govuk-summary-list__value govuk-!-width-one-half">
    No related party
  </dd>
</div>
```

```
<div class="govuk-summary-list__row">
  <dt class="govuk-summary-list__key govuk-!-width-one-half">Date of assessment</dt>
  <dd class="govuk-summary-list__value govuk-!-width-one-half">
    13 July 2026
  </dd>
</div>
```

```
<div class="govuk-summary-list__row">
  <dt class="govuk-summary-list__key govuk-!-width-one-half">Date of certificate</dt>
  <dd class="govuk-summary-list__value govuk-!-width-one-half">
    14 July 2026
  </dd>
</div>
```

```
<div class="govuk-summary-list__row">
  <dt class="govuk-summary-list__key govuk-!-width-one-half">Type of assessment</dt>
  <dd class="govuk-summary-list__value govuk-!-width-one-half">
    <details class="govuk-details">
      <summary class="govuk-details__summary">
        <span class="govuk-details__summary-text">
          <span class="govuk-visually-hidden">Show information about the </span>RdSAP
        </span>
      </summary>
      <div class="govuk-details__text" id="description">
        RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and
compare the energy and environmental performance of properties in the UK. It uses a site visit and
survey of the property to calculate energy performance.
        <br /><br />
        This type of assessment can be carried out on properties built before 1 April
2008 in England and Wales, and 30 September 2008 in Northern Ireland. It can also be used for newer
properties, as long as they have a previous SAP assessment, which uses detailed information about
the property's construction to calculate energy performance.
      </div>
    </details>
  </dd>
</div>
</dl>
```

</div>

```
<div id="other_certificates_and_reports" class="epc-blue-bottom printable-area govuk-body">
  <h2 class="govuk-heading-l">Other certificates for this property</h2>
  <p class="govuk-body">
    If you are aware of previous certificates for this property and they are not listed here,
    please contact us at <span class="whitespace-nowrap"><a class="govuk-link"
    href="mailto:mhclg.digital-services@communities.gov.uk?subject=EPB%20-%20">mhclg.digital-
    services@communities.gov.uk</a></span> or call our helpdesk on <span class="tel">020 3829
    0748</span> (Monday to Friday, 9am to 5pm).
  </p>
  <dl class="govuk-summary-list">
    <div class="govuk-summary-list__row govuk-summary-list__row--no-border">
      <dt class="govuk-summary-list__key govuk-!-width-one-half">
        Certificate number
      </dt>
      <dd class="govuk-summary-list__value govuk-!-width-one-half">
        <a class="govuk-link" href="https://find-energy-certificate.service.gov.uk/energy-
        certificate/8403-7145-3429-6096-4663">8403-7145-3429-6096-4663</a>
      </dd>
    </div>
    <div class="govuk-summary-list__row">
      <dt class="govuk-summary-list__key govuk-!-width-one-half">
        Expired on
      </dt>
      <dd class="govuk-summary-list__value govuk-!-width-one-half">
        <div>
          <span class="govuk-!-margin-right-2"> 16 June 2026</span>
        </div>
      </dd>
    </div>
    <div class="govuk-summary-list__row govuk-summary-list__row--no-border">
      <dt class="govuk-summary-list__key govuk-!-width-one-half">
        Certificate number
      </dt>
      <dd class="govuk-summary-list__value govuk-!-width-one-half">
        <a class="govuk-link" href="https://find-energy-certificate.service.gov.uk/energy-
        certificate/9453-2849-6093-0198-8471">9453-2849-6093-0198-8471</a>
      </dd>
    </div>
    <div class="govuk-summary-list__row">
      <dt class="govuk-summary-list__key govuk-!-width-one-half">
        Expired on
      </dt>
      <dd class="govuk-summary-list__value govuk-!-width-one-half">
        <div>
          <span class="govuk-!-margin-right-2"> 10 November 2018</span>
        </div>
      </dd>
    </div>
  </dl>
</div>
</div>
</div>
</main>
</div>
```

```
<footer class="govuk-footer" role="contentinfo">
  <div class="govuk-width-container">
    <svg
      xmlns="http://www.w3.org/2000/svg"
      focusable="false"
      role="presentation"
      viewBox="0 0 64 60"
      height="30"
      width="32"
      fill="currentColor"
      class="govuk-footer__crown">
    <g>
```

```
<circle cx="20" cy="17.6" r="3.7"></circle>
<circle cx="10.2" cy="23.5" r="3.7"></circle>
<circle cx="3.7" cy="33.2" r="3.7"></circle>
<circle cx="31.7" cy="30.6" r="3.7"></circle>
<circle cx="43.3" cy="17.6" r="3.7"></circle>
<circle cx="53.2" cy="23.5" r="3.7"></circle>
<circle cx="59.7" cy="33.2" r="3.7"></circle>
<circle cx="31.7" cy="30.6" r="3.7"></circle>
<path d="M33.1,9.8c-.2-.1-.3-.3-.5-.5l4.6,2.4v-6.8l-4.6,1.5c-.1-.2-.3-.3-.5-.5l1.9-5.9h-
6.7l1.9,5.9c-.2-.1-.3-.3-.5-.5l-4.6-1.5v6.8l4.6-2.4c.1.2.3.3.5.5l-
2.6,8c-.9,2.8,1.2,5.7,4.1,5.7h0c3,0,5.1-2.9,4.1-5.7l-2.6-8ZM37,37.9s-3.4,3.8-
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3.9,1.7l2.4-8c.6,2.3,1.4,3.7,2.2,4.5,6-1.6,5-2.8,0-5.3l5,1.8c-2.6,3.6-5.2,8.7-7.3,17.5-7.4-1.1-
15.7-1.7-24.5-1.7h0c-8.8,0-17.1,6-24.5,1.7-2.1-8.9-4.7-13.9-7.3-17.5l5-
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        </a>
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        </a>
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0-68.3 20.1-85.1 49.7A98 98 0 0 0 97.8 0C43.9 0 43.9 0 97.8s43.9 97.8 97.8 97.8c36.5 0 68.3-20.1
85.1-49.7a97.76 97.76 0 0 0 149.6 25.4l19.4 22.2h3v-87.8h-80l24.3 27.5zM97.8 145c-26 0-47.1-21.1-
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      All content is available under the <a class="govuk-footer__link"
href="https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/"
rel="license">Open Government Licence v3.0</a>, except where otherwise stated
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