

```
<!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-lZ0vb5S6BPeZYf8uK2YT1yGZqiedE" />
  <!--[if gt IE 8]><!-->
  <link href="https://find-energy-certificate.service.gov.uk/static/244d8b90/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/244d8b90/rebrand/images/favicon.ico" />
  <link rel="icon" sizes="any" href="https://find-energy-
certificate.service.gov.uk/static/244d8b90/rebrand/images/favicon.svg" type="image/svg+xml">
  <link rel="mask-icon" href="https://find-energy-
certificate.service.gov.uk/static/244d8b90/rebrand/images/govuk-icon-mask.svg" color="#0b0c0c">
  <link rel="apple-touch-icon" href="https://find-energy-
certificate.service.gov.uk/static/244d8b90/rebrand/images/govuk-icon-180.png">
  <link rel="manifest" href="https://find-energy-
certificate.service.gov.uk/static/244d8b90/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="40ca8e3781">
  (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='40ca8e3781';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="40ca8e3781">
GOOGLE_PROPERTY = 'GTM-5CVJ2P9';
</script>
<script nonce="40ca8e3781">
exports = {};
function gtag() {
  window.dataLayer = window.dataLayer || [];
  window.dataLayer.push(arguments);
}
</script>
<script async src="https://find-energy-
certificate.service.gov.uk/static/244d8b90/javascript/cookie-consent.js" nonce="40ca8e3781">
</script>

</head>

<body class="govuk-template__body no-js">
<script nonce="40ca8e3781">
  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"

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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/244d8b90/javascript/share-certificate.js" nonce="40ca8e3781">
</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%2052%20Kimberley%20Street%2C%20Coppull
&amp;body=Please%20find%20your%20energy%20performance%20certificate%20%28EPC%29%20at%20https%3A%2F%
2Ffind-energy-certificate.service.gov.uk%2Fenergy-certificate%2F9605-3031-1206-1146-3204"

```

```
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="40ca8e3781">
    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/9605-3031-1206-1146-3204?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 1-1-1v7a1 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 1H5a1 1 0 0 1-1-1v-3a1 1 0 0 1 1-1h6a1 1 0 0 1 1 1z"/></svg>

      </span>
      Print
    </a>
    <script nonce="40ca8e3781">
      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" />
```

52 Kimberley Street
Coppull
CHORLEY
PR7 5AG</p><div class="epc-rating-box"><p class="epc-rating-title govuk-body">Energy rating</p><p class="epc-rating-result govuk-body">D</p></div><div class="epc-extra-boxes"><div class="epc-extra-box"><label>Valid until</label><p class="govuk-body govuk-!-font-weight-bold">12 July 2036</p></div><div class="epc-extra-box"><label>Certificate number</label><p class="govuk-body govuk-!-font-weight-bold">9605-3031-1206-1146-3204</p></div></div><div><dl class="govuk-summary-list">

Property type</div><div class="govuk-summary-list__value govuk-!-width-one-half">End-terrace house</div></div></div>

Total floor area</div><div class="govuk-summary-list__value govuk-!-width-one-half">78 square metres</div></div></div>

</dl>

</div>

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 guidance for landlords on the regulations and exemptions.</p></div>

Energy rating and score</h2><p class="govuk-body govuk-!-margin-bottom-6">This property’s energy rating is D. It has the potential to be C.</p><p class="govuk-body govuk-!-margin-bottom-6">See how to improve this property’s energy efficiency.</p>

<title id="svg-title">Energy efficiency chart</title>
<desc id="svg-desc">This property's energy rating is D with a score of 65. It has a potential energy rating of C with a score of 76. Properties get a rating from A to G and a score. Rating D is for a score of 55 to 68. 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="40ca8e3781">
  .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

```

```
</text>

<text role="presentation" aria-hidden="true" x="460" y="15" class="small" text-anchor="middle"
dominant-baseline="middle">
  Current
</text>

<text role="presentation" aria-hidden="true" x="565" y="15" class="small" text-anchor="middle"
dominant-baseline="middle">
  Potential
</text>

<svg aria-hidden="true" x="415" y="175" width="90" height="50" class="rating-current rating-
label">
  <polygon points="0,25 25,50 100,50 100,0 25,0 0,25" class="band-d"></polygon>
  <text x="75" y="31" class="govuk-!-font-weight-bold">65 D</text>
</svg>

<svg aria-hidden="true" x="515" y="125" width="90" height="50" class="rating-potential 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">76 C</text>
</svg>
</svg>

<p class="govuk-body govuk-!-margin-top-6">The graph shows this property's current and
potential energy rating.</p>
<p class="govuk-body govuk-!-margin-top-6"><span class="govuk-!-font-weight-bold">Properties
get a rating from A (best) to G (worst) and a score.</span> The better the rating and score, the
lower your energy bills are likely to be.</p>

<p class="govuk-body govuk-!-margin-top-6">For properties in England and Wales:</p>
<ul>
  <li>the average energy rating is D</li>
  <li>the average energy score is 60</li>
</ul>
</div>

<div id="summary" class="govuk-body epc-blue-bottom printable-area epc-energy-perf-breakdown">
<h2 class="govuk-heading-l">Breakdown of property's energy performance</h2>
<h3 class="govuk-heading-m">Features in this property</h3>
<p class="govuk-body">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.</p>
<p class="govuk-body">Assumed ratings are based on the property's age and type. They are used for
features the assessor could not inspect.</p>

<div class="scrollable">
  <table class="govuk-table">
    <thead class="govuk-table__head">
      <tr class="govuk-table__row">
        <th scope="col" class="govuk-table__header">Feature</th>
        <th scope="col" class="govuk-table__header">Description</th>
        <th scope="col" class="govuk-table__header">Rating</th>
      </tr>
    </thead>
    <tbody class="govuk-table__body">
      <tr class="govuk-table__row">
        <th class="govuk-table__cell govuk-!-font-weight-regular">Wall</th>
        <td class="govuk-table__cell">Cavity wall, as built, no insulation (assumed)</td>
        <td class="govuk-table__cell">Poor</td>
      </tr>
      <tr class="govuk-table__row">
        <th class="govuk-table__cell govuk-!-font-weight-regular">Roof</th>
        <td class="govuk-table__cell">Pitched, 125 mm loft insulation</td>
        <td class="govuk-table__cell">Average</td>
      </tr>
      <tr class="govuk-table__row">
        <th class="govuk-table__cell govuk-!-font-weight-regular">Window</th>
        <td class="govuk-table__cell">Fully double glazed</td>
        <td class="govuk-table__cell">Poor</td>
      </tr>
      <tr class="govuk-table__row">
        <th class="govuk-table__cell govuk-!-font-weight-regular">Main heating</th>
        <td class="govuk-table__cell">Boiler and radiators, mains gas</td>
        <td class="govuk-table__cell">Average</td>
      </tr>
    </tbody>
  </table>
</div>
```

```
 Good</td> </tr> | |  | |
```

Primary energy use

The primary energy use for this property per year is 242 kilowatt hours per square metre (kWh/m2).

About primary energy use

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.
- Cavity fill is recommended

```
<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
  <span class="govuk-!-font-weight-bold">
    smart meters for gas and electricity
  </span>
  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">
  <a href="https://www.smartenergygb.org/using-your-smart-meter">
    Find out about using your smart meter
  </a>
</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 <span class="govuk-!-font-
weight-bold">£1,381 per year on heating, hot water and lighting</span> in this property. These
costs usually make up the majority of your energy bills.</p>
<p class="govuk-body">You could <span class="govuk-!-font-weight-bold">save £316 per
year</span> if you complete the suggested steps for improving this property's energy rating.</p>
<p class="govuk-body">This is <span class="govuk-!-font-weight-bold">based on average costs in
2026</span> 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">
  <li>11,722 kWh per year for heating</li>
  <li>2,548 kWh per year for hot water</li>
</ul>
</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">3.5 tonnes of CO2</dd>
  </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">2.5 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: 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">
      £240
    </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: 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">
      £75
    </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">72 C</text>
    </svg></dd>
  </div>
</dl>
```

```
</div>
</dl>

    <h3 class="govuk-heading-m">Step 3: 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">
            £196
        </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">76 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>

        <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>
                Free energy saving improvements: <a class="govuk-link" href="
                https://www.gov.uk/apply-warm-homes-local-grant">Warm Homes Local Grant (WHLG)</a>
            </li>

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

            <li>
                Help from your energy supplier: <a class="govuk-link" href=" https://www.gov.uk/energy-
                company-obligation">Energy Company Obligation</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>
```

```
<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">
    10 June 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">
    13 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>
```

```
</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 <a class="email" href="mailto:mhclg.digital-services@communities.gov.uk?
subject=EPB%20-%20">mhclg.digital-services@communities.gov.uk</a> 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/8398-8851-7629-0827-8973">8398-8851-7629-0827-8973</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>

 24 November 2023

</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>

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

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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-

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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-

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-

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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-

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certificate.service.gov.uk/help">

Help

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certificate.service.gov.uk/accessibility-statement">

Accessibility

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Cookies


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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 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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href="https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/"
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