

# Energy performance certificate (EPC)

105 South Road  
SOUTH OCKENDON  
RM15 6NR

Energy rating

**D**

Valid until: **26 March 2033**

Certificate number: **2534-1015-9297-1677-3204**

Property type

Detached house

Total floor area

122 square metres

## 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

# Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

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

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	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated	Average
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 89% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 265 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended
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## Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 5.7 tonnes of CO<sub>2</sub>

This property's potential production 2.3 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. 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 rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£29
2. Room-in-roof insulation	£1,500 - £2,700	£108
3. Cavity wall insulation	£500 - £1,500	£74
4. Floor insulation (suspended floor)	£800 - £1,200	£80
5. Condensing boiler	£2,200 - £3,000	£89
6. Solar water heating	£4,000 - £6,000	£30
7. Solar photovoltaic panels	£3,500 - £5,500	£379

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-) (<https://www.gov.uk/apply-boiler->

[upgrade-scheme](#)). This will help you buy a more efficient, low carbon heating system for this property.

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## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1155
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Potential saving if you complete every step in order	£409
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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.

### Heating use in this property

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

## Estimated energy used to heat this property

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### Type of heating

### Estimated energy used

Space heating

16802 kWh per year

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Water heating

2293 kWh per year

## Potential energy savings by installing insulation

### Type of insulation

### Amount of energy saved

Loft insulation

77 kWh per year

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Cavity wall insulation

1440 kWh per year

### Saving energy in this property

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency).

# 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	Kelly Mortimer
Telephone	07917866592
Email	<a href="mailto:kellymortimer76@outlook.com">kellymortimer76@outlook.com</a>

## Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO034355
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

## Assessment details

Assessor's declaration	No related party
Date of assessment	27 March 2023
Date of certificate	27 March 2023
Type of assessment	<a href="#"><u>RdSAP</u></a>

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