# **Energy performance certificate (EPC)**

26 Ormond Avenue	Energy rating	Valid until:	1 April 2034
FY1 2LW		Certificate number:	0310-2142-6390-2604-7001
Property type	I	lop-floor flat	
Total floor area	3	35 square met	res

### Rules on letting this property

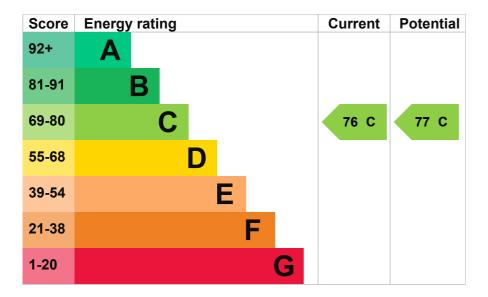
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standardlandlord-guidance).

# **Energy rating and score**

This property's energy rating is C. 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	Description	Rating
Wall	Timber frame, with additional insulation	Good
Wall	Timber frame, as built, partial insulation (assumed)	Average
Roof	Pitched, insulated	Average
Roof	Flat, insulated	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Controls for high heat retention storage heaters	Good
Hot water	Electric instantaneous at point of use	Very poor
Lighting	No low energy lighting	Very poor
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Solar photovoltaics

#### Primary energy use

The primary energy use for this property per year is 325 kilowatt hours per square metre (kWh/m2).

About primary energy use

### How this affects your energy bills

An average household would need to spend £972 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 £51 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 3,073 kWh per year for heating
- 910 kWh per year for hot water

### Impact on the environment

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

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

#### **Carbon emissions**

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.

### Steps you could take to save energy

Do I need to follow these steps in order?

#### Step 1: Low energy lighting

Typical installation cost	£25
Typical yearly saving	£51
Potential rating after completing step 1	77 C

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates

### Help paying for energy saving improvements

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

Heat pumps and biomass boilers: Boiler Upgrade Scheme

# 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	Alistair Pacey
Telephone	07376156857
Email	alistairpacey@btinternet.com

#### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024470
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	2 January 2024
Date of certificate	2 April 2024

#### 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 <u>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0310-2143-6310-2627-6031 (/energy-certificate/0310-2143- 6310-2627-6031)
Valid until	10 October 2033
Certificate number	2378-6037-7258-3138-6930 (/energy-certificate/2378-6037- 7258-3138-6930)
Valid until	27 August 2028
Certificate number	0830-2837-7385-9628-1725 (/energy-certificate/0830-2837- 7385-9628-1725)
Valid until	27 August 2028
Certificate number	0830-2833-7325-9625-9705 (/energy-certificate/0830-2833-
	<u>7325-9625-9705)</u>
Expired on	<u>7325-9625-9705)</u> 1 March 2025
Expired on Certificate number	

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