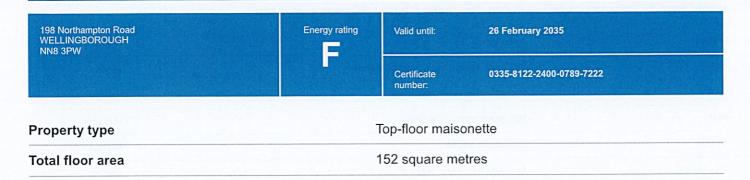
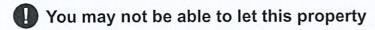
Energy performance certificate (EPC)



Rules on letting this property



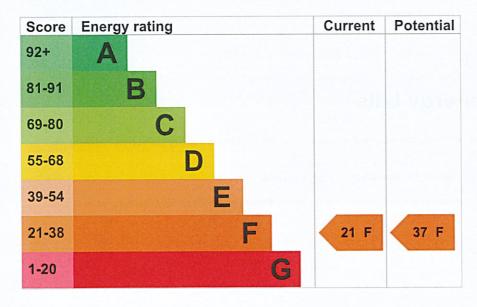
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).</u>

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

This property's energy rating is F. It has the potential to be F.

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

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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Air source heat pump, warm air, electric	Average
Main heating control	Room thermostat only	Poor
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 89% of fixed outlets	Very good
Floor	(other premises below)	N/A
Floor	Solid, no insulation (assumed)	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:

Air source heat pump

Primary energy use

The primary energy use for this property per year is 495 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £6,080 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 £1,567 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:

- · 33,937 kWh per year for heating
- · 2,316 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	13.0 tonnes of CO2
This property's potential production	9.5 tonnes of CO2

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?

Typical installation cost

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£485
Potential rating after completing step 1	26 F

Step 2: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£1,082
Potential rating after completing steps 1 and 2	37 F

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:

- Free energy saving improvements: Home Upgrade Grant
- Insulation: Great British Insulation Scheme
- Help from your energy supplier: 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	John Evans	
Telephone	07703 112319	
Email	john@eversogreen.co.uk	

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/012708	
Telephone	01455 883 250	

About this assessment

Assessor's declaration	No related party	
Date of assessment	21 February 2025	
Date of certificate	27 February 2025	
Type of assessment	► <u>RdSAP</u>	

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

There are no related certificates for this property.

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u> <u>Give feedback (https://forms.office.com/e/KX25htGMX5)</u> <u>Service performance (/service-performance)</u>

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Energy performance certificate (EPC) recommendation report

196-198 Northampton Road WELLINGBOROUGH NN8 3PW

Report number 5057-7084-7743-8187-0249

> Valid until 30 January 2035

Energy rating and EPC

This property's energy rating is A.

For more information on the property's energy performance, see the EPC for this property (/energy-certificate/9825-6738-2208-4470-1325).

Recommendations

Changes that may pay for themselves within 3 to 7 years

Potential impact on carbon emissions Recommendation Add optimum start/stop to the heating system. Medium Changes that may pay for themselves in over 7 years Potential impact on carbon emissions Recommendation Medium Some walls have uninsulated cavities - introduce cavity wall insulation. Medium Add weather compensation controls to heating system.

Low Add local time control to heating system.

Some solid walls are poorly insulated - introduce or improve internal wall insulation. Medium

Consider installing building mounted wind turbine(s). Low

Additional recommendations

Potential impact on carbon emissions Recommendation

The Recommendations Report is created by the Government's approved calculation tool SBEM, although items that are not applicable have been removed. However, for a more detailed Client Report on e.g. how to achieve a certain rating, please email john@eversogreen.co.uk or call 07703 112319

Property and report details

Report issued on	31 January 2025
Total useful floor area	297 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

John Evans
07703112319
john@eversogreen.co.uk
Ever So Green Ltd
5 Orlingbury Road Great Harrowden NN9 5AF
EES/012708
The assessor is not related to the owner of the property.
Elmhurst Energy Systems Ltd

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

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