

Energy performance certificate (EPC)

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16 Wellington Street L206 L10 1SD		Energy rating D
Valid until 15 June 2022	Certificate number 2706-4574-10-10-10-10-10	
Property type Flat/apartment	Performance score 10.4 (approx. index)	

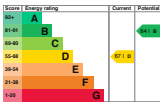
Rules on letting this property

Properties can be let only if they have an energy rating from A to G.
If the property is rated A to G, it cannot be let, unless an exemption has been registered. You can view exemptions on [Exemptions and exemptions](#).

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.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A to G based on how much carbon dioxide (CO₂) they produce.

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

- For properties in England and Wales:
- The average energy rating is D
- The average energy score is 50

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 "better", it means that the feature could not be improved and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 275 mm soft insulation	Good
Roof	Roof truss, no insulation	Average
Window	Fully double glazed	Average
Heating system	Boiler and radiators, mains gas	Good
Heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	Very poor
Secondary heating	None	Not

Primary energy use

The primary energy use for this property per year is 236 kilowatt hours per square metre (kWh/m²).

[What is a primary energy use?](#)

Environmental impact of this property

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

Properties are rated on a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces	6 tonnes of CO ₂
This property produces	6.3 tonnes of CO ₂
This property's potential production	2.0 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.3 tonnes per year. This may 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 property or by the property.

Improve this property's energy performance

By taking action to improve this property's energy performance, you could reduce this property's energy use and potentially save money.

Comparing out these changes to order will improve the property's energy rating and score from D (37) to B (58).

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



Step 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£104
Potential saving after completing step 1	£104

Step 2: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost	£4,000 - £8,000
Typical yearly saving	£26
Potential saving after completing other steps 1 & 2	£130

Step 3: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£27
Potential saving after completing other steps 1 & 2	£157

Step 4: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£2,500 - £3,500
Typical yearly saving	£238
Potential saving after completing other steps	£495

Paying for energy improvements

[Find out more about how to pay for energy improvements.](#)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£882
Potential saving	£238

The estimated cost shows how much the average household would spend on this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [improve your energy performance](#).

For advice on how to reduce your energy bills visit [Energy Saving Trust](#).

Heating use in this property

Heating is a property's main use of energy. It is the most important energy cost.

Estimated energy use to heat this property

Type of heating	Estimated energy use
Space heating	14,000 kWh per year
Water heating	2,000 kWh per year

Estimated energy use by building situation

Type of insulation	Amount of energy used
Solid wall insulation	4,000 kWh per year

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 approved by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Matthew Fletcher
Telephone	07592 768806
Email	matthewfletcher@epc.com

Accreditation scheme contact details

Accreditation scheme	Enhanced Energy Systems Ltd
Assessor ID	622-020601
Telephone	01452 8660 280
Email	assessor@enhancedenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	15 June 2022
Date of certificate	15 June 2022
Type of assessment	Valid

Other certificates for this property

If you are aware of previous certificates for this property, please contact us at epc@enhancedenergy.co.uk or call our helpline on 0300 360 0346.

Certificate number	2706-4574-10-10-10-10-10
Expiry date	4 January 2022
Certificate number	2706-4574-10-10-10-10-10
Expiry date	25 December 2018