

# Energy performance certificate (EPC)

Beeleigh Abbey Abbey Turning MALDON CM9 6LL	Energy rating	Valid until: <b>5 June 2034</b>
	<b>G</b>	Certificate number: <b>2117-7697-1141-8187-3411</b>

Property type	Detached house
Total floor area	810 square metres

## Rules on letting this property

### ! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. 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).

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 G. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F		
1-20	G	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

### 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Some secondary glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. 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:

- Biomass secondary heating

### Primary energy use

The primary energy use for this property per year is 313 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£17,844 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 £8,406 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.

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### Heating this property

Estimated energy needed in this property is:

- 153,218 kWh per year for heating
- 3,315 kWh per year for hot water

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### Impact on the environment

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

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

#### Carbon emissions

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

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This property produces 55.0 tonnes of CO<sub>2</sub>

This property's potential production 25.3 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> 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.

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### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£926
2. Room-in-roof insulation	£1,500 - £2,700	£1,568
3. Internal or external wall insulation	£4,000 - £14,000	£2,836
4. Draught proofing	£80 - £120	£401
5. Low energy lighting	£445	£344

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Step	Typical installation cost	Typical yearly saving
6. Heating controls (TRVs)	£350 - £450	£718
7. Condensing boiler	£2,200 - £3,000	£982
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£633
9. Solar photovoltaic panels	£3,500 - £5,500	£588
10. Wind turbine	£15,000 - £25,000	£1,111

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

## More ways to save energy

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

## 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	Thomas Milani
Telephone	02084518600
Email	<a href="mailto:thomasmilani@yahoo.co.uk">thomasmilani@yahoo.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK301834
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	5 June 2024
Date of certificate	6 June 2024
Type of assessment	<a href="#">RdSAP</a>