Energy performance certificate (EPC)			
Dukes Orchard Spring Elms Lane Little Baddow	Energy rating	Valid until:	21 August 2034
CHELMSFORD CM3 4SG		Certificate number:	3134-8128-2400-0719-1222
Property type	Detached house		
Total floor area	214 square metres		

# Rules on letting this property

# You may not be able to let this property

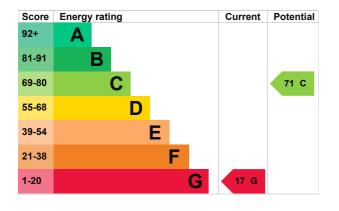
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

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

### **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation	Very poor
Window	Some secondary glazing	Poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 5% of fixed outlets	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 765 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend **£9,814 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 £6,238 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:

- 49,395 kWh per year for heating
- 2,806 kWh per year for hot water

Impact on the enviro	onment	This property produces	28.0 tonnes of CO2
This property's environment G. It has the potential to be		This property's potential production	9.6 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use diverse amounts of energy.	

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£2,274
2. Cavity wall insulation	£500 - £1,500	£1,636
3. Floor insulation (solid floor)	£4,000 - £6,000	£478
4. Increase hot water cylinder insulation	£15 - £30	£57
5. Low energy lighting	£90	£135

Step	Typical installation cost	Typical yearly saving
6. High heat retention storage heaters	£3,600 - £5,400	£1,214
7. Solar water heating	£4,000 - £6,000	£133
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£312
9. Solar photovoltaic panels	£3,500 - £5,500	£579
Help paving for energy improvements		

#### Help paying for energy improvements

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

### 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	Peter Lambert
Telephone	01189770690
Email	epc@nichecom.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/017141
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	21 August 2024
Date of certificate	22 August 2024
Type of assessment	RdSAP