

Energy performance certificate (EPC)

14 Manor Court
Common Lane
RADLETT
WD7 8PU

Energy rating

C

Valid until 11 June 2030

Certificate number

8405-2427-1022-1197-5603

Property type

Mid-terrace house

Total floor area

131 square metres

Rules on letting this property

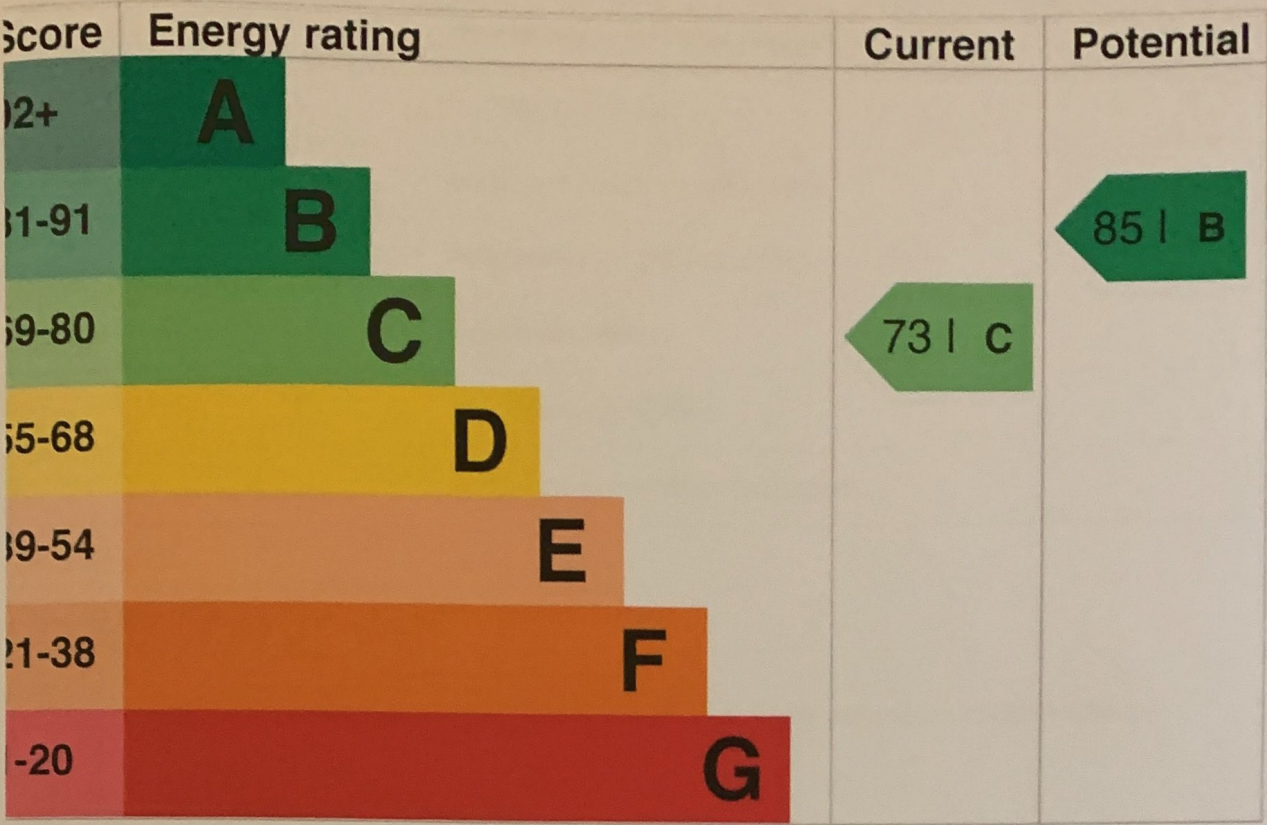
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on exemptions and regulations](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>).

Energy efficiency rating for this property

This property's current energy rating is C. 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 (most efficient) to G (least efficient).

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

The average energy rating and score for a property in England and Wales are D (60).

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

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good

Roof	Roof room(s), insulated (assumed)	Good
Windows	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Walls	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 159 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in homes produces over a quarter of the UK's CO2 emissions.

For an average household	6 tonnes of CO2
This property produces	3.6 tonnes of CO2
This property's potential reduction	2.1 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.5 tonnes per year. This will 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 people living at the property.

ow to improve this property's energy performance

aking any of the recommended changes will improve this property's energy efficiency.
ou make all of the recommended changes, this will improve the property's energy rating and
ore from C (73) to B (85).

What is an energy rating?

Potential energy
rating

B

Recommendation 1: Low energy lighting

w energy lighting

/pical installation cost	£60
/pical yearly saving	£92
otential rating after carrying out Recommendation 1	75 C

Recommendation 2: Solar water heating

lar water heating

/pical installation cost	£4,000 - £6,000
/pical yearly saving	£58
otential rating after carrying out Recommendations 1 and 2	77 C

Recommendation 3: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

/pical installation cost	£3,500 - £5,500
/pical yearly saving	£352
otential rating after carrying out Recommendations 1 to 3	85 B

aying for energy improvements

id energy grants and ways to save energy in your home. (<https://www.gov.uk/improve-energy-efficiency>)

stimated energy use and potential savings

stimated yearly energy cost for this roperty	£887
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otential saving	£151
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he estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It
t based on how energy is used by the people living at the property.

he estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

for advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

heating use in this property

Heating a property usually makes up the majority of energy costs.

stimated energy used to heat this property

pace heating	9192.0 kWh per year
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Water heating	3297.0 kWh per year
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otential energy savings by installing insulation

pe of insulation	Amount of energy saved
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ft insulation	43 kWh per year
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u might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This wil
lp to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The
timated energy required for space and water heating will form the basis of the payments.

ontacting the assessor and accreditation scheme

his EPC was created by a qualified energy assessor.

ou are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

ou are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

reditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Malcolm Dudack
Telephone	07879 274971
Email	mdaxcelhi@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020840
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	12 June 2020
Date of certificate	12 June 2020
Type of assessment	► 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 mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.