

# Energy performance certificate (EPC)

176, Forest Road  
Kirkby-in-Ashfield  
NOTTINGHAM  
NG17 9JB

Energy rating

F

Valid until 16 May 2026

Certificate number

9138-4080-7285-4146-7950

Property type

End-terrace house

Total floor area

87 square metres

Rules on letting this property

## You may not be able to let this property

This property has an energy rating of F. 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 rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

### Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29   F	
1-20	G		

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 this number, the lower your carbon dioxide (CO2) emissions 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 640 kilowatt hours per square metre (kWh/m<sup>2</sup>).

[What is primary energy use?](#)

## Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

For an average household	6 tonnes of CO <sub>2</sub>
This property produces	9.8 tonnes of CO <sub>2</sub>
This property's potential reduction	2.0 tonnes of CO <sub>2</sub>

making the [recommended changes](#), you could reduce this property's CO2 emissions by 7.8 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.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (29) to B (84).

[What is an energy rating?](#)



### Recommendation 1: Room-in-roof insulation

Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£382

Potential rating after carrying out recommendation 1

39 | E

### Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£412

Potential rating after carrying out recommendations 1 and 2

52 | E

### Recommendation 3: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£58

Potential rating after carrying out

**Recommendations 1 to 3**

54 | E

**Recommendation 4: Hot water cylinder insulation**

Increase hot water cylinder insulation

**Typical installation cost**

£15 - £30

**Typical yearly saving**

£94

**Potential rating after carrying out recommendations 1 to 4**

58 | D

**Recommendation 5: Low energy lighting**

Low energy lighting

**Typical installation cost**

£10

**Typical yearly saving**

£15

**Potential rating after carrying out recommendations 1 to 5**

58 | D

**Recommendation 6: Hot water cylinder thermostat**

Hot water cylinder thermostat

**Typical installation cost**

£200 - £400

**Typical yearly saving**

£29

**Potential rating after carrying out recommendations 1 to 6**

59 | D

**Recommendation 7: Heating controls (room thermostat and**

## RVs)

ating controls (room thermostat and TRVs)

**Typical installation cost**

£350 - £450

**Typical yearly saving**

£155

**Potential rating after carrying out  
recommendations 1 to 7**

65 | D

## Recommendation 8: Replace boiler with new condensing boiler

condensing boiler

**Typical installation cost**

£2,200 - £3,000

**Typical yearly saving**

£211

**Potential rating after carrying out  
recommendations 1 to 8**

72 | C

## Recommendation 9: Solar water heating

solar water heating

**Typical installation cost**

£4,000 - £6,000

**Typical yearly saving**

£44

**Potential rating after carrying out  
recommendations 1 to 9**

74 | C

## Recommendation 10: Solar photovoltaic panels, 2.5 kWp

solar photovoltaic panels

**Typical installation cost**

£5,000 - £8,000

**Typical yearly saving**

£261

**Potential rating after carrying out recommendations 1 to 10**

84 | B

## Looking for energy improvements

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

**Estimated energy use and potential savings**

**Estimated yearly energy cost for this property**

£2095

**Potential saving**

£1401

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is based on how energy is used by the people living at the property.

The 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.

**Estimated energy used to heat this property**

**Space heating**

21546.0 kWh per year

**Water heating**

5208.0 kWh per year

**Potential energy savings by installing insulation**

**Type of insulation**

**Amount of energy saved**

**Roof insulation**

954 kWh per year

**Solid wall insulation**

5164 kWh per year

You 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 will



Up to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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

## Assessor contact details

<b>Assessor's name</b>	Carol McKeown
<b>Telephone</b>	08450945192
<b>Mail</b>	<a href="mailto:epcquery@vibrantenergymatters.co.uk">epcquery@vibrantenergymatters.co.uk</a>

## Accreditation scheme contact details

<b>Accreditation scheme</b>	ECMK
<b>Assessor ID</b>	ECMK300022
<b>Telephone</b>	0333 123 1418
<b>Mail</b>	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

## Assessment details

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	17 May 2016
<b>Date of certificate</b>	17 May 2016

## ype of assessment



### 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](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.