

Energy performance certificate (EPC)

3, Lawwood Avenue Elkesley RETFORD DN22 8AQ		
Energy rating		
Valid until: 7 December 2026		
Certificate number: 8726-7922-4209-3868-1902		

Property type Semi-detached house

Total floor area 212 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>).

Properties can be let 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 rating and score

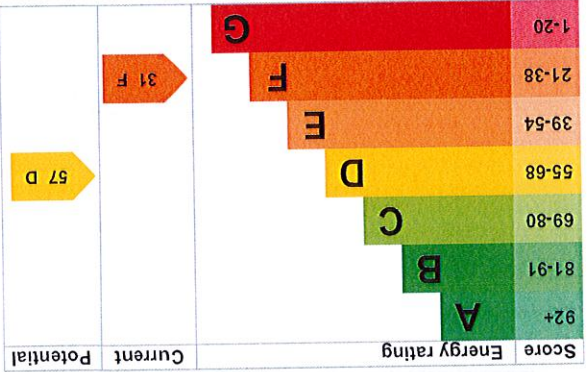
The graph shows this property's current and potential energy rating.

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.

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

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

For properties in England and Wales:



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 (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Room thermostat only	Poor
Hot water	From main system	Average
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 307 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 **£2,826 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 £911 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 37,181 kWh per year for heating
- 3,709 kWh per year for hot water

Impact on the environment

This property produces	16.0 tonnes of CO2
This property's potential production	9.8 tonnes of CO2

You could improve this property's CO2 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.

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces 6 tonnes of CO2

Carbon emissions

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£419
2. Floor insulation (solid floor)	£4,000 - £6,000	£68
3. Increase hot water cylinder insulation	£15 - £30	£23
4. Low energy lighting	£60	£78
5. Heating controls (programmer and TRVs)	£350 - £450	£115
6. Condensing boiler	£2,200 - £3,000	£160

Step	Typical installation cost	Typical yearly saving
7. Solar water heating	£4,000 - £6,000	£47
8. Solar photovoltaic panels	£5,000 - £8,000	£267

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.

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

Telephone

Email

Leon Price
07725323270
leonprice31@tiscali.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

Assessor's ID

Telephone

Email

Elmhurst Energy Systems Ltd
EES/018080
01455 883 250
enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
8 December 2016
8 December 2016
RdSAP