Energy performance certificate (EPC)			
84 Fourth Avenue Edwinstowe MANSFIELD	Energy rating	Valid until:	16 January 2035
MANSFIELD NG21 9PB	D	Certificate number:	0370-2503-7490-2895-2501
Property type	perty type Semi-detached house		
Total floor area	78 square metres		

Rules on letting this property

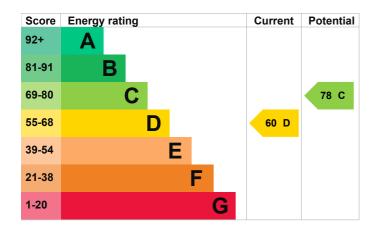
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is D. 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	Cob, as built	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	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, no cylinder thermostat	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 312 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,302 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 £236 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 11,689 kWh per year for heating
- 3,972 kWh per year for hot water

Impact on the environment

-			
This property's environmental impa has the potential to be C.	act rating is E. It	This property's potential production	2.5 tonnes of CO2
Properties get a rating from A (bes how much carbon dioxide (CO2) th year.		You could improve this prope making the suggested chang protect the environment.	
Carbon emissions		These ratings are based on a average occupancy and ener	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use different amounts of	

This property produces

4.3 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£63
2. Increase hot water cylinder insulation	£15 - £30	£36
3. Hot water cylinder thermostat	£200 - £400	£78
4. Solar water heating	£4,000 - £6,000	£60
5. Solar photovoltaic panels	£3,500 - £5,500	£417

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- · Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

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	Gerrard Eames
Telephone	07908 493 436
Email	gerrard.eames@gmail.com

Contacting the accreditation scheme

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

Assessor's IDEES/028908Telephone01455 883 250Emailenguiries@elmhurstenergy.co.uk	Accreditation scheme	Elmhurst Energy Systems Ltd
	Assessor's ID	EES/028908
Email enquiries@elmhurstenergy.co.uk	Telephone	01455 883 250
	Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	17 January 2025
Date of certificate	17 January 2025
Type of assessment	RdSAP