Energy performance certificate (EPC)

4 Recreation Avenue Thurcroft ROTHERHAM S66 9DF	Energy rating **B**	Valid until:	**11 June 2035**
		Certificate number:	**0360-2562-9560-2595-4181**

roperty type	Mid-terrace house
otal floor area	62 square metres

Rules on letting this property

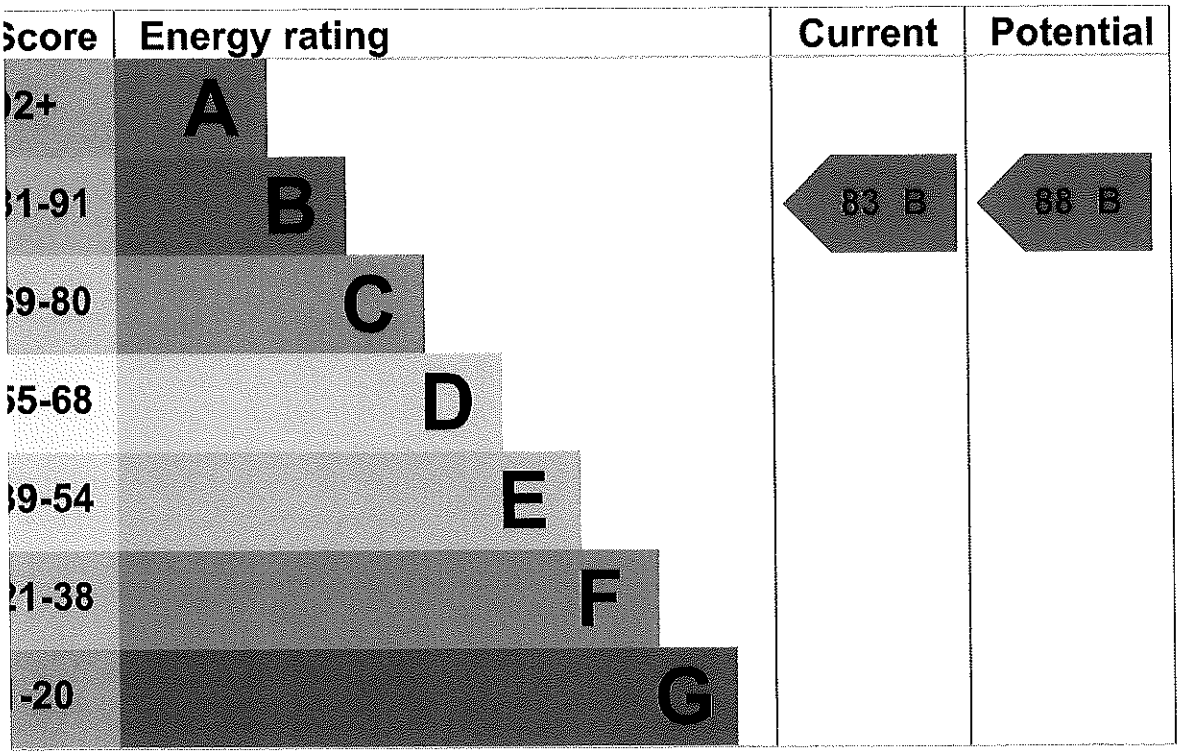
operties can be let if they have an energy rating from A to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-inimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

e how to improve this property's energy efficiency.



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

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are ely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well atures work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
all	Cavity wall, filled cavity	Average
all	Solid brick, as built, no insulation (assumed)	Very poor
oof	Pitched, 400+ mm loft insulation	Very good
ndow	Fully double glazed	Good
ain heating	Boiler and radiators, mains gas	Good

ature	Description	Rating
ain heating control	Programmer, room thermostat and TRVs	Good
it water	From main system	Good
ghting	Low energy lighting in all fixed outlets	Very good
oor	Suspended, no insulation (assumed)	N/A
oor	To unheated space, no insulation (assumed)	N/A
condary heating	None	N/A

ow and zero carbon energy sources

w and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as tting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

rimary energy use

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

About primary energy use

low this affects your energy bills

average household would need to spend **£867 per year on heating, hot water and lighting** in this property. These costs usua ake up the majority of your energy bills.

u could **save £159 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of ergy for heating, hot water and lighting.

eating this property

timated energy needed in this property is:

- 8,190 kWh per year for heating
- 1,953 kWh per year for hot water

mpact on the environment

is property's environmental impact rating is C. It has the potential to be B.

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

arbon emissions

n average household produces	6 tonnes of CC
his property produces	1.8 tonnes of CC
his property's potential production	1.1 tonnes of CC

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use differen ıounts of energy.

;teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Internal wall insulation

/pical installation cost	£4,000 - £14,0(
/pical yearly saving	£4
otential rating after completing step 1	85 B

tep 2: Floor insulation (suspended floor)

/pical installation cost	£800 - £1,2(
/pical yearly saving	£7
otential rating after completing steps and 2	87 B

tep 3: Solar water heating

/pical installation cost	£4,000 - £6,0(
/pical yearly saving	£3
otential rating after completing steps to 3	88 B

,dvice on making energy saving improvements

:t detailed recommendations and cost estimates

lelp paying for energy saving improvements

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

Heat pumps and biomass boilers: Boiler Upgrade Scheme

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	Lee Dolman
Telephone	0333 034 1562
Email	energy.experts@ovo.com

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/027059
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	12 June 2025
Date of certificate	12 June 2025
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 (Monday to Friday, 9am to 5pm).

ertificate number	2108-7015-7224-0355-8910 (/energy-certificate/2108-7015-7224-0355-8910)
xpired on	19 April 2025
ertificate number	8501-5850-2529-8107-7773 (/energy-certificate/8501-5850-2529-8107-7773)
xpired on	5 March 2023

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