

# Energy performance certificate (EPC)

16 Meadowbank  
HITCHIN  
SG4 0HX

Energy rating

C

Valid until: 20 April 2032

Certificate number: 3917-2052-0002-0824-8202

Property type

Detached house

Total floor area

100 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 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).

## 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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             | 73   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | 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 the number the lower your fuel 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

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, filled cavity               | Good      |
| Roof                 | Pitched, 100 mm loft insulation          | Average   |
| 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                         | Good      |
| Lighting             | Low energy lighting in all fixed outlets | Very good |
| Floor                | Solid, no insulation (assumed)           | N/A       |
| Secondary heating    | None                                     | N/A       |

## Primary energy use

The primary energy use for this property per year is 176 kilowatt hours per square metre (kWh/m2).

|                                                                                                  |                                                                                                                                                                                 |                   |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Environmental impact of this property</b>                                                     | This property produces                                                                                                                                                          | 3.1 tonnes of CO2 |
| This property’s current environmental impact rating is C. It has the potential to be B.          | This property’s potential production                                                                                                                                            | 1.7 tonnes of CO2 |
| Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. | By making the <a href="#">recommended changes</a> , you could reduce this property’s CO2 emissions by 1.4 tonnes per year. This will help to protect the environment.           |                   |
| Properties with an A rating produce less CO2 than G rated properties.                            | 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. |                   |
| An average household produces                                                                    | 6 tonnes of CO2                                                                                                                                                                 |                   |

## 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 C (73) to B (85).

| Recommendation                    | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (solid floor) | £4,000 - £6,000           | £48                   |
| 2. Solar water heating            | £4,000 - £6,000           | £27                   |
| 3. Solar photovoltaic panels      | £3,500 - £5,500           | £350                  |

### Paying for energy improvements

[Find 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 | £679 |
|------------------------------------------------|------|

|                  |     |
|------------------|-----|
| Potential saving | £75 |
|------------------|-----|

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not 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/>).

### 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 | 9881 kWh per year |
|---------------|-------------------|

|               |                   |
|---------------|-------------------|
| Water heating | 2066 kWh per year |
|---------------|-------------------|

### Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
|--------------------|------------------------|

|                 |                  |
|-----------------|------------------|
| Loft insulation | 538 kWh per year |
|-----------------|------------------|

## 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

Assessor's name

Jayakrishnan Kumar

Telephone

02034882554

Email

[support@ozonegroup.co.uk](mailto:support@ozonegroup.co.uk)

### Accreditation scheme contact details

Accreditation scheme

Quidos Limited

Assessor ID

QUID207259

Telephone

01225 667 570

Email

[info@quidos.co.uk](mailto:info@quidos.co.uk)

### Assessment details

Assessor's declaration

No related party

Date of assessment

21 April 2022

Date of certificate

21 April 2022

Type of assessment

[RdSAP](#)

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