# Energy performance certificate (EPC)

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|---|---|---|---|
| 71 Woodville Road<br>Hartshorne<br>SWADLINCOTE<br>DE11 7ET | Energy rating<br>**F** | Valid until: | **12 March 2036** |
| | | Certificate number: | **0036-7327-3500-0117-9292** |

| | |
|---|---|
| Property type | Detached bungalow |
| Total floor area | 59 square metres |

## Rules on letting this property

## ! You may not be able to let this property

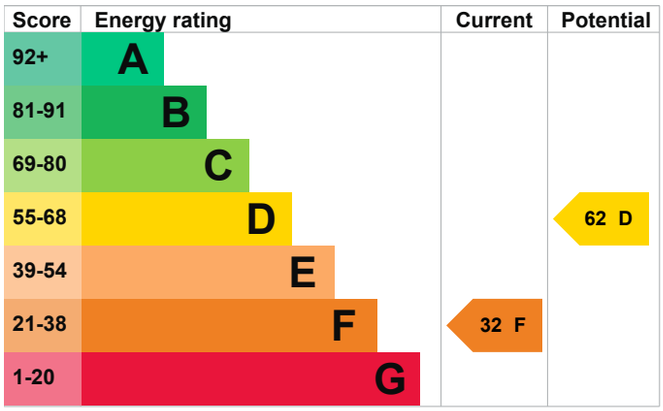
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

## Energy rating and score

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

See how to improve this property's energy efficiency.




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 | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, 25 mm loft insulation | Poor |
| Window | Fully double glazed | Poor |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system | Average |
| Lighting | Good lighting efficiency | Good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Air tightness | (not tested) | N/A |
| Secondary heating | Room heaters, dual fuel (mineral and wood) | N/A |

### Primary energy use

The primary energy use for this property per year is 455 kilowatt hours per square metre (kWh/m2).

### Additional information

Additional information about this property:

- Cavity fill is recommended

## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

## How this affects your energy bills

An average household would need to spend **£2,063 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 £739 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 12,963 kWh per year for heating
- 2,926 kWh per year for hot water

## Impact on the environment

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

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

### Carbon emissions

| | |
|---|---|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 5.8 tonnes of CO2 |
| This property's potential production | 3.3 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.

## Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. Increase loft insulation to 270 mm** | £900 - £1,200 | £215 |
| **2. Cavity wall insulation** | £900 - £1,500 | £273 |
| **3. Floor insulation (suspended floor)** | £5,000 - £10,000 | £95 |
| **4. Floor insulation (solid floor)** | £5,000 - £10,000 | £64 |
| **5. Heating controls (room thermostat)** | £220 - £250 | £51 |
| **6. Condensing boiler** | £2,200 - £3,500 | £41 |
| **7. Solar photovoltaic panels** | £8,000 - £10,000 | £250 |

### 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:

- Free energy saving improvements: Warm Homes Local Grant (www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

# 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 | Ben Ratcliffe |
| Telephone | 01495 234 300 |
| Email | epcquery@vibrantenergymatters.co.uk |

## Contacting the accreditation scheme

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

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/026126 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

## About this assessment

| | |
|---|---|
| Assessor's declaration | No related party |
| Date of assessment | 13 March 2026 |
| Date of certificate | 13 March 2026 |
| Type of assessment | RdSAP |