Energy performance certificate (EPC)			
16 Bluebell Walk HEREFORD HR2 6GP	Energy rating	Valid until:	30 March 2035
HKZ 0GP	C	Certificate number:	7800-5481-0222-7426-3753
Property type	y type End-terrace house		
Total floor area	81 square metres		

Rules on letting this property

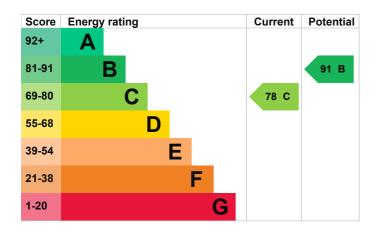
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

<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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Good
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, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 137 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£689 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 £80 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:

- 5,106 kWh per year for heating
- 1,895 kWh per year for hot water

Impact on the environment

This property's potential	
production	0.7 tonnes of CO2
	,
These ratings are based on assumptions about average occupancy and energy use. People living at	
the property may use different amounts of ener	it amounts of energy.
	You could improve this prope making the suggested chang protect the environment. These ratings are based on a average occupancy and ener

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Party wall insulation	£300 - £600	£37
2. Solar water heating	£4,000 - £6,000	£43
3. Solar photovoltaic panels	£3,500 - £5,500	£445

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:

Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</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	Nicholas Terry
Telephone	0203 397 8220
Email	support@propcert.co.uk

Contacting the accreditation scheme

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

Elmhurst Energy Systems Ltd
EES/023773
01455 883 250
enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	28 March 2025
Date of certificate	31 March 2025
Type of assessment	RdSAP