

# Energy performance certificate (EPC)

32 Main Street Breedon-On-The-Hill DERBY DE73 8AN	Energy rating <b>E</b>	Valid until: <b>16 June 2034</b>
		Certificate number: <b>0340-2563-3360-2094-5901</b>

<b>Property type</b>	Mid-terrace house
<b>Total floor area</b>	91 square metres

## Rules on letting this property

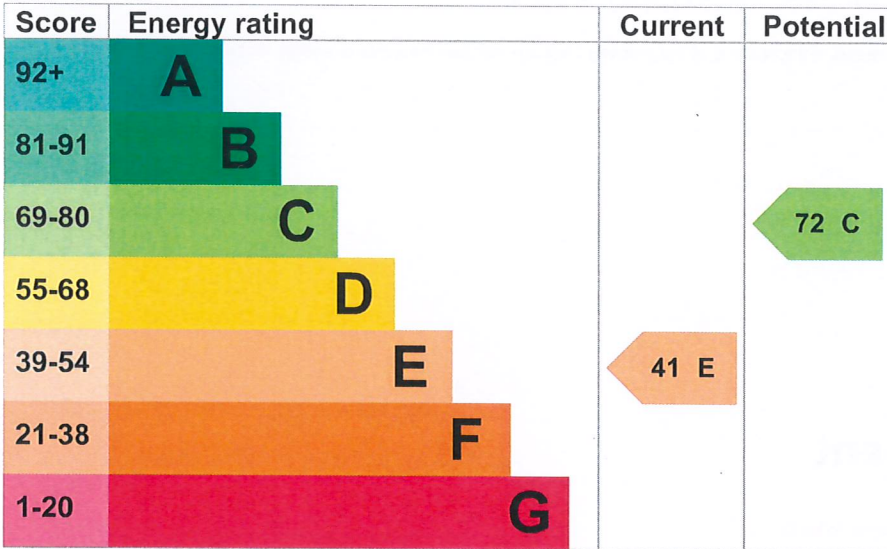
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. It has the potential to be C.

[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

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, dual fuel (mineral and wood)	Average
Main heating control	TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 355 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£2,931 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 £1,101 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 14,146 kWh per year for heating
- 3,384 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 (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces	6 tonnes of CO <sub>2</sub>
This property produces	6.7 tonnes of CO <sub>2</sub>
This property's potential production	3.2 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

# 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	Kerensa Beckford
Telephone	07932082897
Email	<a href="mailto:kerensa@beckfordpropertyservices.uk">kerensa@beckfordpropertyservices.uk</a>

## 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/023135
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	17 June 2024
Date of certificate	17 June 2024
Type of assessment	▶ <a href="#">RdSAP</a>

## 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 [dlhc.digital-services@levellingup.gov.uk](mailto:dlhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	<a href="/energy-certificate/8038-6625-6830-9089-1992">8038-6625-6830-9089-1992 (/energy-certificate/8038-6625-6830-9089-1992)</a>
Valid until	10 May 2028
Certificate number	<a href="/energy-certificate/9568-3081-6234-6001-6090">9568-3081-6234-6001-6090 (/energy-certificate/9568-3081-6234-6001-6090)</a>
Expired on	15 April 2019

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