# Energy performance certificate (EPC)

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|---|---|---|---|
| 55 Meadow Road<br>WATFORD<br>WD25 0JB | Energy rating<br>**D** | Valid until: | **14 April 2036** |
| | | Certificate number: | **0320-2985-0640-2196-6145** |

| | |
|---|---|
| **Property type** | Semi-detached house |
| **Total floor area** | 104 square metres |

## Rules on letting this property

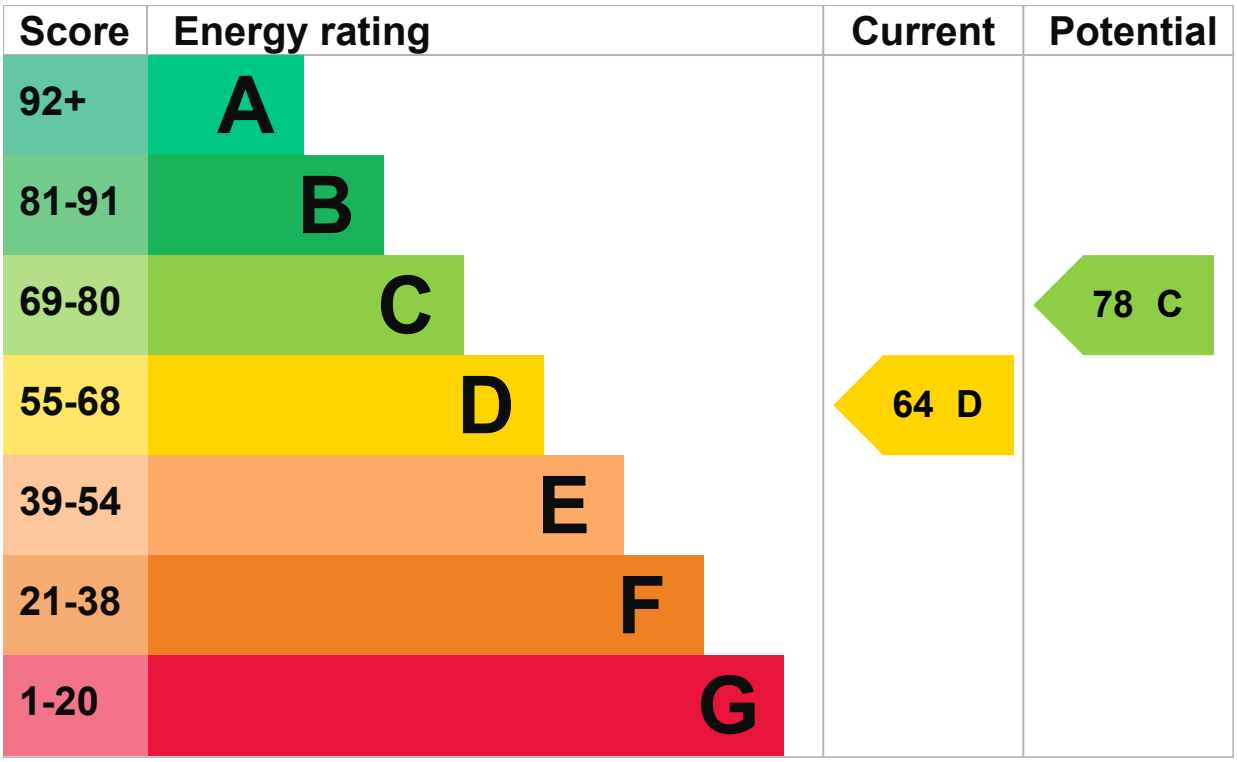
Properties can be let if they have an energy rating from A to E.

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 D. 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

## 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 | Solid brick, as built, no insulation (assumed) | Very poor |
| Wall | Solid brick, as built, partial insulation (assumed) | Average |
| Roof | Pitched, 250 mm loft insulation | Good |
| Roof | Flat, limited insulation | Poor |

| Feature | Description | Rating |
|---|---|---|
| Window | Mostly double glazing | Poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system | Good |
| Lighting | Below average lighting efficiency | Average |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Air tightness | (not tested) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

## Primary energy use

The primary energy use for this property per year is 220 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

## Additional information

Additional information about this property:

- PV recommended
  When considering the PV installation consider installing PV battery and a PV diverter for water heating.

# Smart meters

This property had **smart meters for gas and electricity** 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 about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

# How this affects your energy bills

An average household would need to spend **£1,670 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 £473 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:

- 13,818 kWh per year for heating
- 2,977 kWh per year for hot water

# Impact on the environment

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

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** | 4.2 tonnes of CO2 |
| **This property's potential production** | 2.7 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

▶ Do I need to follow these steps in order?

## Step 1: Internal wall insulation

| | |
|---|---|
| **Typical installation cost** | £7,500 - £11,000 |
| **Typical yearly saving** | £348 |
| **Potential rating after completing step 1** | **71 C** |

## Step 2: Floor insulation (suspended floor)

| | |
|---|---|
| **Typical installation cost** | £5,000 - £10,000 |
| **Typical yearly saving** | £71 |
| **Potential rating after completing steps 1 and 2** | **72 C** |

## Step 3: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

| | |
|---|---|
| **Typical installation cost** | £220 - £250 |
| **Typical yearly saving** | £54 |
| **Potential rating after completing steps 1 to 3** | **73 C** |

## Step 4: Solar photovoltaic panels, 2.5 kWp

| | |
|---|---|
| **Typical installation cost** | £8,000 - £10,000 |
| **Typical yearly saving** | £261 |

| Potential rating after completing steps 1 to 4 | 78 C |
|---|---|

## Advice on making energy saving improvements

Get detailed recommendations and cost estimates

## 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 (WHLG)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: 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** | Philip Norman |
| **Telephone** | 07989 212918 |
| **Email** | epcplan@icloud.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/020190 |
| **Telephone** | 01455 883 250 |
| **Email** | enquiries@elmhurstenergy.co.uk |

## About this assessment

| | |
|---|---|
| **Assessor's declaration** | No related party |
| **Date of assessment** | 15 April 2026 |
| **Date of certificate** | 15 April 2026 |
| **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).

There are no related certificates for this property.



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