

Energy performance certificate (EPC)

Flat 8
Richmond Letcombe Regis
South Street
WANTAGE
OX12 9RG

Energy rating

C

Valid until: 26 August 2031

Certificate number: 4900-8236-0022-0021-3893

Property type

Ground-floor flat

Total floor area

46 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 C.

[See how to improve this property's energy performance.](#)

Feature	Description	Rating
Main heating control	Flat rate charging, TRVs	Average
Hot water	Community scheme	Good
Lighting	Low energy lighting in 57% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 134 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

1.1 tonnes of CO₂

This property's potential production

1.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.1 tonnes per year. This will help to protect the environment.

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.

951 kWh per year

Water heating

1838 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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

Simon Kane

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Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

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