

# Energy performance certificate (EPC)

The Old Vicarage Reades Lane CONGLETON CW12 3LL	Energy rating <b>E</b>	Valid until: <b>16 March 2036</b>
		Certificate number: <b>9464-3060-7207-4066-1204</b>

**Property type** Detached house

**Total floor area** 348 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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, 75 mm loft insulation	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Below average lighting efficiency	Average
Floor	To unheated space, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, 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 287 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Dwelling has a swimming pool  
The energy assessment for the dwelling does not include energy used to heat the swimming pool.
- PV recommended  
When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- 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 \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

## How this affects your energy bills

An average household would need to spend **£6,356 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 £2,745 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.

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## Heating this property

Estimated energy needed in this property is:

- 49,317 kWh per year for heating
- 3,535 kWh per year for hot water

## Impact on the environment

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

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

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	17.0 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	8.7 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.

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?](#)

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## Step 1: Increase loft insulation to 270 mm

Typical installation cost £900 - £1,200

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Typical yearly saving £124

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Potential rating after completing step 1 **49 E**

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## Step 2: Cavity wall insulation

Typical installation cost £900 - £1,500

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Typical yearly saving £954

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Potential rating after completing steps 1 and 2 **57 D**

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## Step 3: Floor insulation (suspended floor)

Typical installation cost £5,000 - £10,000

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Typical yearly saving £227

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Potential rating after completing steps 1 to 3 **58 D**

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## Step 4: Draught proofing

Typical installation cost £150 - £250

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Typical yearly saving £160

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Potential rating after completing steps 1 to 4 **60 D**

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## Step 5: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,500

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Typical yearly saving £969

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Potential rating after completing steps 1 to 5

68 D

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## Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost £4,500 - £6,000

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Typical yearly saving £309

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Potential rating after completing steps 1 to 6

70 C

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## Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £8,000 - £10,000

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Typical yearly saving £276

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Potential rating after completing steps 1 to 7

72 C

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## 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.

<b>Assessor's name</b>	Thorin Creed
<b>Telephone</b>	07770 592 221
<b>Email</b>	<a href="mailto:thorincred@outlook.com">thorincred@outlook.com</a>

## Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/019577
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	16 March 2026
<b>Date of certificate</b>	17 March 2026
<b>Type of assessment</b>	▶ <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 [mhclg.digital-services@communities.gov.uk](mailto: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.



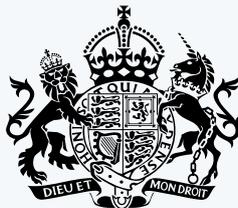
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## **OGI**

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