Energy Performance Certificate (EPC)

Independent EPC report based on register data

ENERGY PERFORMANCE CERTIFICATE

Property Address

123 Sample Street, London

SW1A 1AA

Current Energy Rating	Potential Rating
D	B
Score: 55	**Score: 81**

Document Generated	Certificate Valid Until
26 September 2026	**25 September 2031**

Property Overview

123 Sample Street, London
SW1A 1AA

KEY PROPERTY DETAILS

Property Type **Detached**	Built Form **Detached**
Age Band **1983-1990**	Total Floor Area **120 m²**
Habitable Rooms **-**	Heated Rooms **-**
Number of Storeys **1**	Mains Gas Available **Unknown**

About This Property

This detached was built in the 1983-1990 period. It has a total floor area of 120 square metres with an unspecified number of habitable rooms.

Energy Cost Analysis

CURRENT ANNUAL COST
£1,150
per year

POTENTIAL COST
£660
per year

ANNUAL SAVINGS
£490
43% reduction

COST BREAKDOWN BY CATEGORY

Category	Current Cost	Potential Cost	Saving
Space Heating	£850	£520	**£330**
Water Heating	£180	£95	**£85**
Lighting	£120	£45	**£75**
TOTAL	**£1150**	**£660**	**£490**

Detailed Recommendations

Based on this property's EPC data, the following improvements may help increase energy efficiency and reduce running costs:

1. Top Up Loft Insulation

HIGH DIY

Your roof is described as "Pitched, 200mm loft insulation". Topping up existing loft insulation to at least 270mm can significantly reduce heat loss through the roof.

Typical Cost	Annual Saving	Payback Period	CO2 Reduction
£200 - £300	£135 - £250	2 - 3 years	400 - 640 kg/year

2. Upgrade to Double Glazing

MEDIUM

Your windows are described as "Partial double glazing". Replacing single-glazed windows with double glazing reduces heat loss significantly and also reduces condensation and noise.

Typical Cost	Annual Saving	Payback Period	CO2 Reduction
£3,000 - £6,000	£55 - £110	25 - 50+ years	200 - 350 kg/year

3. Low Energy Lighting (LED)

LOW DIY

Currently 0% of your fixed outlets use low energy lighting. Replacing all remaining bulbs with LED alternatives is a quick, cheap, and effective improvement.

Typical Cost	Annual Saving	Payback Period	CO2 Reduction
£30 - £100	£35 - £75	1 - 2 years	60 - 120 kg/year

4. Solar Water Heating

MEDIUM

Solar water heating uses roof-mounted panels to preheat water. This can reduce your hot water costs significantly and works well alongside your existing heating system.

Typical Cost	Annual Saving	Payback Period	CO2 Reduction
£4,000 - £6,000	£60 - £110	25 - 40 years	210 - 400 kg/year

5. Solar Photovoltaic (PV) Panels

HIGH

Solar PV panels generate electricity from sunlight, reducing reliance on grid electricity and potentially generating export income through the Smart Export Guarantee. Savings depend on roof orientation, shading, and household usage — discuss suitability with a qualified installer.

Typical Cost	Annual Saving	Payback Period	CO2 Reduction
£3,500 - £5,500	Varies by property	8 - 15 years	800 - 1,500 kg/year

6. Smart Heating Controls

MEDIUM DIY

Smart thermostats and thermostatic radiator valves (TRVs) allow precise control of heating in each room, eliminating wasted heat in unoccupied spaces.

Typical Cost	Annual Saving	Payback Period	CO2 Reduction
£200 - £400	£75 - £150	2 - 4 years	200 - 350 kg/year

These recommendations are derived from the property characteristics recorded in the Energy Performance Certificate. Cost and saving estimates are indicative and will vary depending on the property and installer. For the full official improvement report, refer to the Energy Performance Certificate issued by the accredited assessor.

Environmental Impact

Current CO2 Emissions

4.2

tonnes per year

Potential CO2 Emissions

2.1

tonnes per year

POTENTIAL ENVIRONMENTAL BENEFIT

2.1 tonnes
CO2 reduction per year

50%
emission reduction

95
trees planted equivalent

UK HOUSEHOLD COMPARISON

UK Average CO2 Emissions

6.0 tonnes/year

This Property vs Average

30% below average

ENVIRONMENTAL IMPACT RATING

The environmental impact rating measures the overall environmental impact based on CO2 emissions. Higher scores indicate lower environmental impact.

Current Rating

55

out of 100

Potential Rating

75

out of 100

Improvement

+20

points possible

Insulation Analysis

TYPICAL HEAT LOSS BY COMPONENT

Understanding where heat escapes from your home helps prioritize improvements. The percentages below show typical heat loss for an uninsulated home:

35%	25%	15%	10%	15%
Walls	Roof	Floor	Windows	Draughts

YOUR PROPERTY INSULATION STATUS

W	**Walls** Cavity wall, filled insulation	**Good** ~35% heat loss
R	**Roof** Pitched, 200mm loft insulation	**Good** ~25% heat loss
G	**Windows** Partial double glazing	**Average** ~10% heat loss
F	**Floor** Suspended timber, insulated	**Average** ~15% heat loss

Insulation Priority Guidance

1. Loft insulation is typically the cheapest and most effective improvement
2. Cavity wall insulation offers significant savings with relatively low cost
3. Solid wall insulation is more expensive but essential for older properties
4. Draught-proofing is often DIY-friendly and very cost-effective

Heating System Analysis

PRIMARY HEATING SYSTEM

System Type
Boiler and radiators, mains gas

Efficiency Rating
Good

Fuel Type
Mains gas

Heating Controls
Not rated

HEATING CONTROLS

Control System
Programmer, TRVs and room thermostat

Secondary Heating
None

HOT WATER SYSTEM

System Description
From main system

Efficiency Rating
Not rated

HEATING UPGRADE OPTIONS

System Type	Typical Cost	Efficiency	Annual Saving
A-rated Gas Boiler	£2,500 - £3,500	90%+	£200 - £350
Air Source Heat Pump	£8,000 - £14,000	300%+	£300 - £600
Smart Controls	£200 - £400	N/A	£75 - £150

Renewable Energy Options

CURRENT RENEWABLE ENERGY FEATURES

Solar PV
Not installed

Solar Water Heating
Not installed

Wind Turbines
Not installed

SOLAR PANEL POTENTIAL

Based on your property size, here's an estimate of solar panel potential:

144 kWh
Potential annual generation

£43
Potential annual saving

33 kg
CO2 saved per year

Typical installation cost: £5,000 - £8,000 for a 4kW system

HEAT PUMP OPTIONS

Air Source Heat Pump

Extracts heat from outside air
Cost: £8,000 - £14,000
Efficiency: 300%+
Best for: Well-insulated homes

Ground Source Heat Pump

Extracts heat from the ground
Cost: £15,000 - £35,000
Efficiency: 400%+
Best for: Properties with garden space

Government Grants Available

Boiler Upgrade Scheme (BUS): Up to £7,500 towards heat pump installation
Great British Insulation Scheme: Free or subsidised insulation for eligible households
ECO4: Energy Company Obligation scheme for low-income households

Visit gov.uk/energy-grants-calculator to check eligibility

Glossary & Next Steps

GLOSSARY OF TERMS

EPC	Energy Performance Certificate - A document showing the energy efficiency rating of a property, graded from A (most efficient) to G (least efficient).
SAP Rating	Standard Assessment Procedure - The government's methodology for assessing and comparing the energy and environmental performance of dwellings.
Primary Energy	The total energy required including losses in generation, transmission, and distribution. It accounts for the full environmental impact.
U-Value	A measure of heat loss through a building element. Lower U-values mean better insulation. Measured in W/m2K.
Thermal Mass	The ability of a material to absorb and store heat energy. High thermal mass helps regulate indoor temperatures.
Air Permeability	A measure of how much air leaks through the building fabric. Lower values indicate better airtightness.
COP (Coefficient of Performance)	For heat pumps, the ratio of heat output to electricity input. A COP of 3 means 3kW of heat for every 1kW of electricity.
kWh (Kilowatt-hour)	A unit of energy. One kWh is the energy used by a 1kW appliance running for one hour.
Cavity Wall	A wall made of two layers with a gap (cavity) between them. The cavity can be filled with insulation.
Solid Wall	A single-layer wall, typically found in older properties. Can be insulated internally or externally.

RECOMMENDED NEXT STEPS

- Review the recommendations in this report and prioritise based on cost-effectiveness
- Get quotes from multiple installers - use TrustMark accredited traders for quality assurance
- Check eligibility for government grants and schemes before proceeding
- Start with quick wins like LED lighting and draught-proofing while planning larger improvements
- Consider getting a new EPC after making improvements to document the enhanced rating

Useful Resources

Energy Saving Trust: energysavingtrust.org.uk
Simple Energy Advice: simpleenergyadvice.org.uk

TrustMark (Find Accredited Traders): trustmark.org.uk
Government Energy Grants: gov.uk/energy-grants-calculator
Boiler Upgrade Scheme: gov.uk/apply-boiler-upgrade-scheme

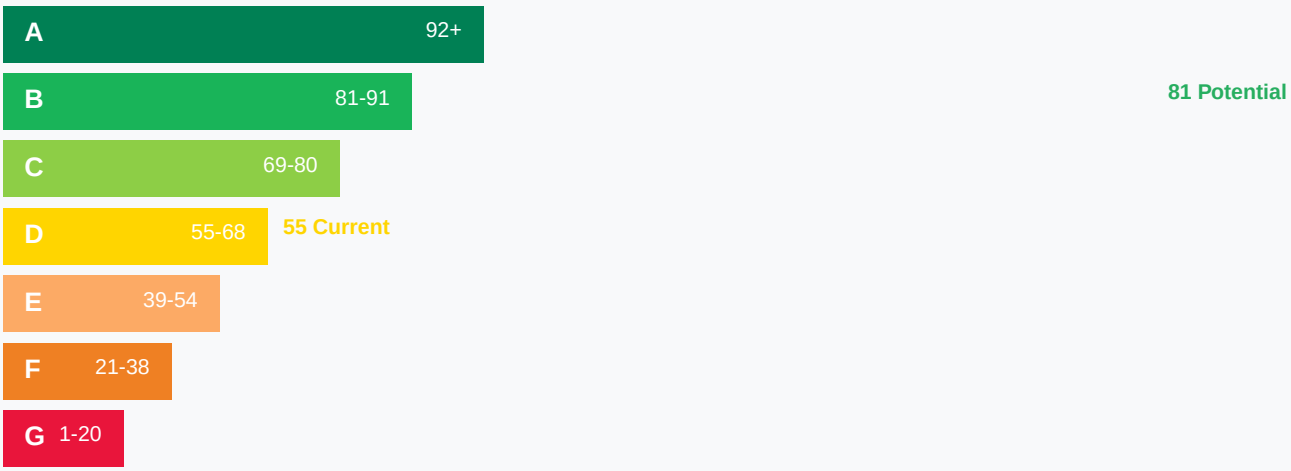
Technical Appendix

Detailed EPC Register Data

123 Sample Street, London, SW1A 1AA

Energy Rating Scale

Very energy efficient - lower running costs



Not energy efficient - higher running costs

ENERGY USE & ENVIRONMENTAL IMPACT

£1,245	4.2	-£374	1983-1990
Estimated yearly cost	CO tonnes/year	Potential savings/year	Property age band

PROPERTY CHARACTERISTICS

Walls **Cavity wall, filled insulation**	Roof **Pitched, 200mm loft insulation**
Windows **Partial double glazing**	Main Heating **Boiler and radiators, mains gas**
Hot Water	Lighting

From main system	**Low energy lighting in 75% of fixed outlets**

Certificate Details

Assessment Date	Valid Until	Property Type	Floor Area
26 September 2026	**25 September 2031**	**Detached**	**120 m²**

Location

ADDRESS Full property address (postcode recorded separately)	123 Sample Street, London
POST TOWN The post town of the property	—
POSTCODE Postcode for the building address	SW1A 1AA
COUNTY County in which the building is located (where applicable)	—
LOCAL AUTHORITY Local authority area where building is located	—
CONSTITUENCY Parliamentary constituency where building is located	—

Additional Information

LMK KEY Individual lodgement identifier - unique certificate reference	0000-0000-0000-0000-0000
BUILDING REFERENCE NUMBER Unique identifier for the property	Unknown
INSPECTION DATE The date the inspection was carried out by the energy assessor	26 September 2026
VALID UNTIL	

Certificate expiry date (EPCs are valid for 10 years)	25 September 2031
TRANSACTION TYPE Type of transaction that triggered the EPC	marketed sale
ENVIRONMENT IMPACT CURRENT Current environmental impact rating based on CO2 emissions	—
ENVIRONMENT IMPACT POTENTIAL Potential environmental impact rating after improvements	—
ENERGY CONSUMPTION CURRENT Current estimated annual energy consumption (kWh/m2)	—
ENERGY CONSUMPTION POTENTIAL Potential annual energy consumption after improvements (kWh/m2)	—
CO2 EMISSIONS CURRENT Current CO2 emissions per year (tonnes/year)	4.2
CO2 EMISSIONS PER FLOOR AREA CO2 emissions per square metre floor area (kg/m2/year)	—
CO2 EMISSIONS POTENTIAL Potential CO2 emissions after improvements (tonnes/year)	2.1
TOTAL FLOOR AREA Total useful floor area measured to internal face of external walls (m2)	120
ENERGY TARIFF Type of electricity tariff for the property	Unknown
MAINS GAS Whether mains gas is available at the property	Unknown

123 Sample Street, London, SW1A 1AA

ESTIMATED ANNUAL ENERGY COSTS

Cost Type	Current	Potential	Saving
Lighting	£120	£45	£75
Heating	£850	£520	£330
Hot Water	£180	£95	£85
TOTAL	**£1150**	**£660**	**£490**

Property Features

NUMBER OF HABITABLE ROOMS
Living rooms, bedrooms, dining rooms, studies and similar spaces
—

NUMBER OF HEATED ROOMS
The number of heated rooms in the property
—

LOW ENERGY LIGHTING
Percentage of low energy lighting as proportion of total fixed lights
—

NUMBER OF OPEN FIREPLACES
Open fireplaces that allow air passage between inside and outside
0

Hot Water System

HOT WATER DESCRIPTION
Overall description of the hot water system
From main system

HOT WATER ENERGY EFFICIENCY
Energy efficiency rating
—

HOT WATER ENVIRONMENTAL EFFICIENCY
—

Environmental efficiency rating

Floor

FLOOR DESCRIPTION Overall description of the floor construction	Suspended timber, insulated	
FLOOR ENERGY EFFICIENCY Energy efficiency rating	Average	AVERAGE
FLOOR ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	—	

Windows

WINDOWS DESCRIPTION Overall description of the window glazing	Partial double glazing	
WINDOWS ENERGY EFFICIENCY Energy efficiency rating	Average	AVERAGE
WINDOWS ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	—	

Walls

WALLS DESCRIPTION Overall description of the wall construction	Cavity wall, filled insulation	
WALLS ENERGY EFFICIENCY Energy efficiency rating	Good	GOOD
WALLS ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	—	

Roof

ROOF DESCRIPTION Overall description of the roof construction	Pitched, 200mm loft insulation	

ROOF ENERGY EFFICIENCY Energy efficiency rating	Good	GOOD
ROOF ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	—	

Lighting System

LIGHTING DESCRIPTION Overall description of the lighting system	Low energy lighting in 75% of fixed outlets	
LIGHTING ENERGY EFFICIENCY Energy efficiency rating	Good	GOOD
LIGHTING ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	—	

Heating System

MAIN HEATING DESCRIPTION Overall description of the main heating system	Boiler and radiators, mains gas	
MAIN HEATING ENERGY EFFICIENCY Energy efficiency rating	Good	GOOD
MAIN HEATING ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	—	
MAIN FUEL TYPE The type of fuel used to power the central heating	Mains gas	

Heating Controls

MAIN HEATING CONTROLS Description of the heating control system	Programmer, TRVs and room thermostat	
CONTROLS ENERGY EFFICIENCY Energy efficiency rating	—	
CONTROLS ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	—	

Secondary Heating

SECONDARY HEATING DESCRIPTION Description of any secondary heating system	None
SECONDARY HEATING ENERGY EFFICIENCY Energy efficiency rating	—
SECONDARY HEATING ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	—

Glazing Details

MULTI-GLAZE PROPORTION Percentage of glazed area that is multiple glazed	—
GLAZED TYPE Type of glazing: single, double or triple	—
GLAZED AREA Ranged estimate of the total glazed area	—

Recommendations

- Install cavity wall insulation
- Upgrade to double glazing
- Install solar panels
- Replace boiler with more efficient model

About This Document

This paid, independently formatted EPC pack uses EPC register data. It is not a newly issued certificate and does not renew an expired EPC. The register certificate is available free through GOV.UK. Prop Docs is not affiliated with the government.

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www.gov.uk/find-energy-certificate