

QUIDOS - RDSAP 10

THIS IS A PREVIEW CERTIFICATE. THIS IS NOT FOR ISSUE.

Quidos Preview of an Energy Performance Certificate (EPC)

Certificate contents

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Energy rating

C

PREVIEW ONLY

Certificate number

0000-0000-0000-0000

Property type

Top-floor maisonette

Total floor area

63 square metres

Rules on letting this property

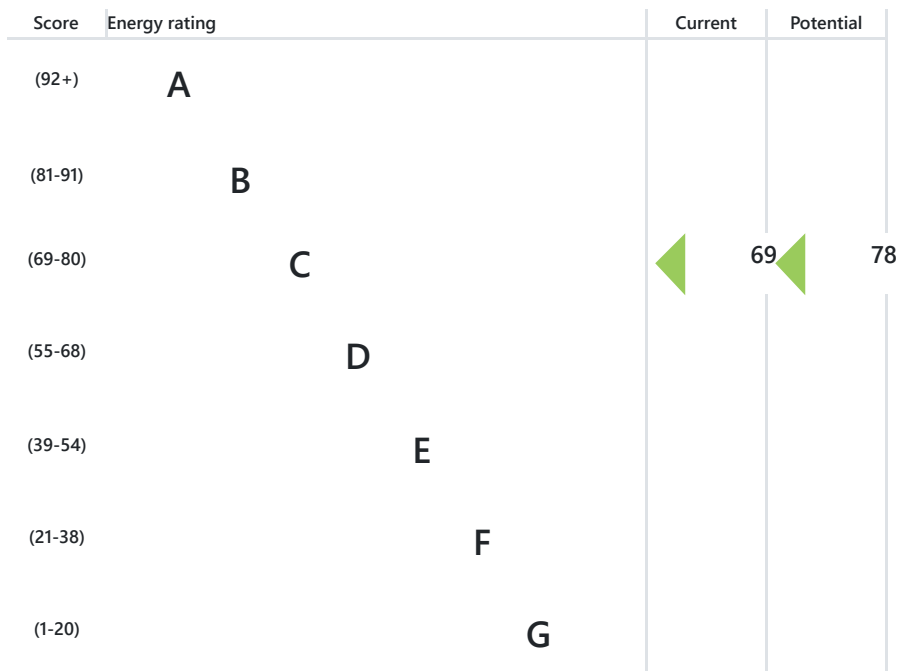
Properties can be rented if they have an energy rating from A to E.

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](#).

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.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO₂) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor

- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Flat, limited insulation	Very Poor
Floor	(another dwelling below)	N/A
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Secondary heating	None	N/A
Hot water	From main system	Good
Lighting	Excellent lighting efficiency	Very Good

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

Primary energy use

The primary energy use for this property per year is 0 kilowatt hours per square metre (kWh/m²).

[!\[\]\(e474458956c9a37fbf9586ddb60a7fa1_img.jpg\) 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 CO ₂
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This property produces	2.4 tonnes of CO2
This property's potential production	1.5 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.9 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (69) to C (78).

[▶ What is an energy rating?](#)

Potential energy rating

C

Recommendation 1: Flat roof insulation

Flat roof insulation

Typical installation cost	£900 - £1,200
Typical yearly saving	£263
Potential rating after carrying out recommendation 1	◀ 76 C

Recommendation 2: Cavity wall insulation

Cavity wall insulation

Typical installation cost	£900 - £1,500
Typical yearly saving	£80
Potential rating after carrying out recommendation 2	 78 C

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1032
Potential saving	£344

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	7651.92 kWh per year
Water heating	2362.96 kWh per year

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](#). 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

Assessor contact details

Assessor's name	Mohsin Zafar
Assessor ID	QUID213110
Email	info@epcgasspecialist.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
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Assessment details

Assessor's declaration	No related party
Date of assessment	2026-07-24
Date of certificate	2026-07-27
Type of assessment	▶ RDSAP
