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Energy performance certificate (EPC)

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Annexe
Old Railway Tavern
Station Road
Wakes Colne
CO6 2DS

Energy rating

C

Valid until

30 March 2035

Certificate number

2535-6527-7000-0009-9276

Property type
Detached bungalow
Total floor area
36 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](#).

Energy rating and score

This property's energy rating is C. It has the potential to be A.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 |
| 81-91 | B | | |
| 69-80 | C | 70 | |
| 55-68 | D | | |
| 39-54 | 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, insulated (assumed) | Very good |
| Roof | Pitched, insulated (assumed) | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and underfloor heating, oil | Average |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system | Average |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Solid, insulated (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 222 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend £484 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 £73 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2025 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:

- 3,194 kWh per year for heating
- 1,876 kWh per year for hot water

Impact on the environment

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

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
2.0 tonnes of CO₂

This property's potential production
0.7 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: Heating controls (time and temperature zone control)

Heating controls (zone control)

Typical installation cost

£350 - £450

Typical yearly saving

£17

Potential rating after completing step 1



Step 2: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£57

Potential rating after completing steps 1 and 2



Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£484

Potential rating after completing steps 1 to 3



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:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

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

Adrian Bunting

Telephone

01206 738294

Email

adrian928@btinternet.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/007188

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

31 March 2025

Date of certificate

31 March 2025

Type of assessment

► Show information about the 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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