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Energy performance certificate (EPC)

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Rookery Lodge
Holly Lane
Great Horkesley
COLCHESTER
CO6 4AW

Energy rating

F

Valid until

5 August 2035

Certificate number

0535-7223-7500-0471-3222

Property type

Detached house

Total floor area

269 square metres

Rules on letting this property

!

Warning

You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64
39-54	E		
21-38	F	28	
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, 25 mm loft insulation	Poor
Window	Mostly double glazing	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Poor
Lighting	Below average lighting efficiency	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, 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 308 kilowatt hours per square metre (kWh/m²).

- ▶ About primary energy use

Additional information

Additional information about this property:

- Cavity fill is recommended

Smart meters

This property had a smart meter for electricity 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 about using your smart meter](#)

How this affects your energy bills

An average household would need to spend £5,836 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 £2,866 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:

- 41,231 kWh per year for heating
- 3,614 kWh per year for hot water

Impact on the environment

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

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
18.0 tonnes of CO₂

This property's potential production
8.8 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: Increase loft insulation to 270 mm

Typical installation cost
£900 - £1,200

Typical yearly saving
£498

Potential rating after completing step 1



Step 2: Cavity wall insulation

Typical installation cost
£900 - £1,500

Typical yearly saving
£1,064

Potential rating after completing steps 1 and 2



44

Step 3: Floor insulation (suspended floor)

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

Typical yearly saving
£339

Potential rating after completing steps 1 to 3



48

Step 4: Low energy lighting

Typical installation cost
£690 - £805

Typical yearly saving
£61

Potential rating after completing steps 1 to 4



49

Step 5: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost
£220 - £250

Typical yearly saving
£216

Potential rating after completing steps 1 to 5



52

Step 6: Replace boiler with new condensing boiler

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

Typical yearly saving
£687

Potential rating after completing steps 1 to 6



61

Step 7: Solar photovoltaic panels, 2.5 kWp

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

Typical yearly saving
£282

Potential rating after completing steps 1 to 7



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:

- Insulation: [Great British Insulation Scheme](#)
- 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.

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

29 July 2025

Date of certificate

6 August 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).

Certificate number

[0370-2041-7530-2225-8305](#)

Valid until

29 July 2035



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