Energy performance certificate (EPC)

Certificate contents

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Thornfleet
Church Road
Fingringhoe
COLCHESTER
CO5 7BL

Energy rating

E

Valid until

18 September 2035

Certificate number

0330-2928-7510-2895-4461

Property type
Detached house
Total floor area
152 square metres

Rules on letting this property

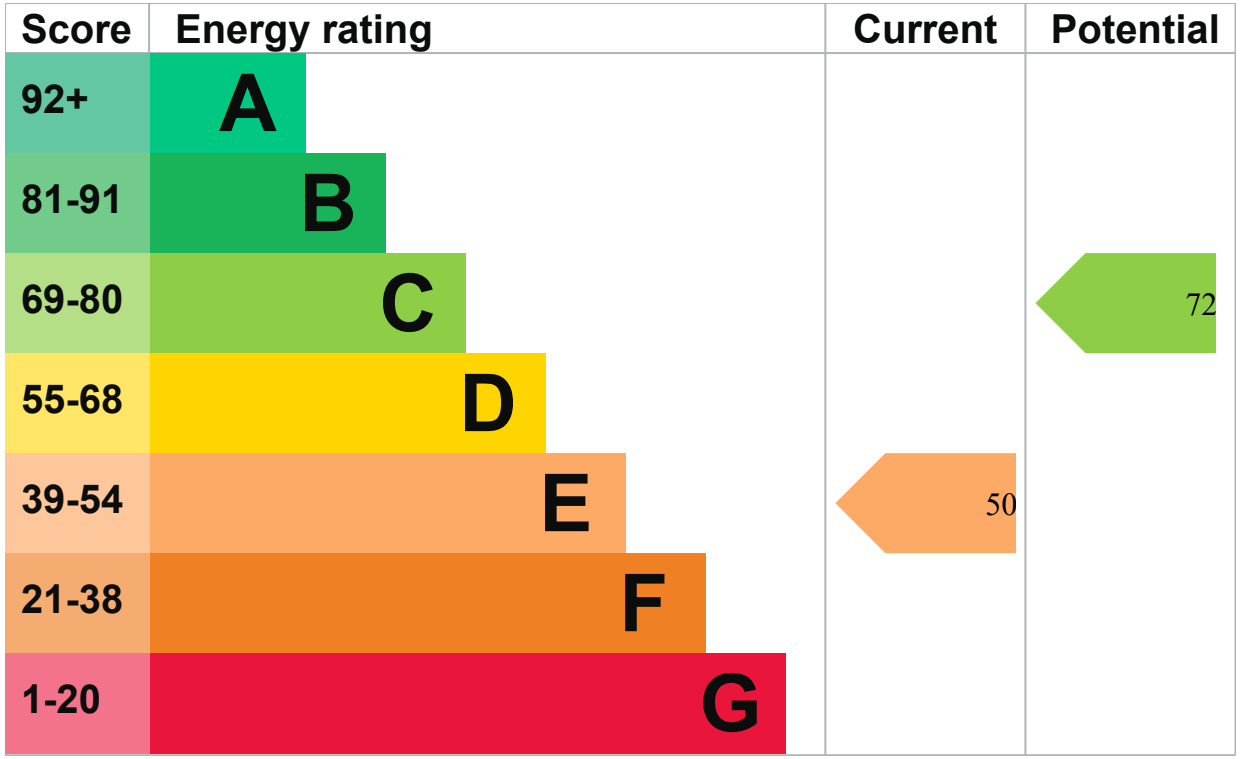
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

This property’s energy rating is E. It has the potential to be C.

See how to improve this property’s energy efficiency.



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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Poor
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, wood logs	N/A

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:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 292 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

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

How this affects your energy bills

An average household would need to spend £2,860 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 £1,124 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:

- 25,310 kWh per year for heating
- 3,253 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 (CO2) they produce each year.

Carbon emissions

An average household produces
    6 tonnes of CO2
This property produces
    7.4 tonnes of CO2
This property's potential production
    4.2 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: Flat roof or sloping ceiling insulation

Typical installation cost
£900 - £1,200
Typical yearly saving
£58
Potential rating after completing step 1

Step 2: Internal wall insulation

Typical installation cost
£7,500 - £11,000
Typical yearly saving
£368
Potential rating after completing steps 1 and 2

Step 3: Floor insulation (solid floor)

Typical installation cost
£5,000 - £10,000
Typical yearly saving
£136
Potential rating after completing steps 1 to 3

Step 4: Draught proofing

Typical installation cost

£150 - £250
Typical yearly saving
£38
Potential rating after completing steps 1 to 4

Step 5: Low energy lighting

Typical installation cost
£480 - £560
Typical yearly saving
£79
Potential rating after completing steps 1 to 5

Step 6: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost
£220 - £250
Typical yearly saving
£111
Potential rating after completing steps 1 to 6

Step 7: Replace boiler with new condensing boiler

Typical installation cost
£2,200 - £3,500
Typical yearly saving
£246
Potential rating after completing steps 1 to 7

Step 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost
£4,500 - £6,000
Typical yearly saving
£89
Potential rating after completing steps 1 to 8

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost
£8,000 - £10,000
Typical yearly saving
£258
Potential rating after completing steps 1 to 9

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
18 September 2025
Date of certificate
19 September 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.

Support links

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