Energy performance certificate (EPC)

35 Westlea Road LEAMINGTON SPA CV31 3JJ	Energy rating **C**	Valid until:	**8 February 2034**
		Certificate number:	**2150-5422-7040-5004-1701**

Property type	End-terrace house
Total floor area	84 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 (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

See how to improve this property's energy efficiency.

Feature	Description	Rating
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 201 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

How this affects your energy bills

An average household would need to spend **£1,587 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 £359 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 8,339 kWh per year for heating
- 2,146 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.

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Step 1: Internal wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£180
Potential rating after completing step 1	**73 C**

Step 2: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£87
Potential rating after completing steps 1 and 2	**75 C**

Step 3: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£93
Potential rating after completing steps 1 to 3	**76 C**

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£663
Potential rating after completing steps 1 to 4	**86 B**

Date of certificate	9 February 2024
Type of assessment	▶ 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	8874-7328-2350-5780-0972 (/energy-certificate/8874-7328-2350-5780-0972)
Expired on	29 August 2024