Energy performance certificate (EPC)

Certificate contents

Rules on letting this property

Energy rating and score

Breakdown of property's energy performance

Smart meters

How this affects your energy bills

Impact on the environment

Steps you could take to save energy

Who to contact about this certificate

Other certificates for this property

Share this certificate

- Email
- Copy link to clipboard
- Print

64 Queensway
LEAMINGTON SPA
CV31 3JZ

Energy rating

C

Valid until

7 July 2036

Certificate number

9100-4832-0522-2101-3363

Property type
Semi-detached house
Total floor area
85 square metres

Rules on letting this property

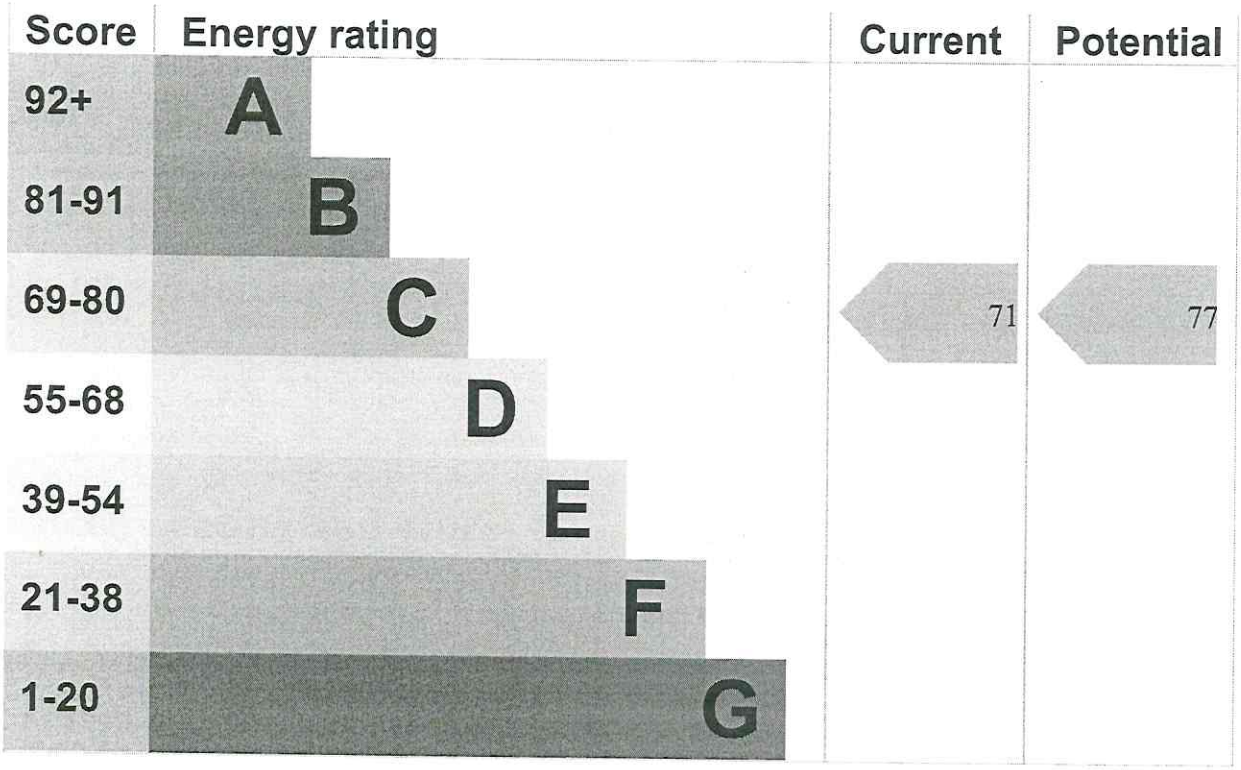
Properties can be let if they have an energy rating from A to E.

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 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	Cavity wall, filled cavity	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Good lighting efficiency	Good
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 183 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 £1,188 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 £66 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2026 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:

- 9,264 kWh per year for heating
- 2,402 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. 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
2.9 tonnes of CO2
This property's potential production
2.6 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: Floor insulation (solid floor)

Typical installation cost
£5,000 - £10,000
Typical yearly saving
£66
Potential rating after completing step 1



Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost
£8,000 - £10,000
Typical yearly saving
£216
Potential rating after completing steps 1 and 2



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
Jeswinder Chettra
Telephone
07858371203
Email
jasch2006@hotmail.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/032597
Telephone
01455 883 250
Email
enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration
No related party
Date of assessment
7 July 2026
Date of certificate
8 July 2026
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

- Help
- Accessibility
- Cookies
- Give feedback
- Service performance

OGL All content is available under the Open Government Licence v3.0, except where otherwise stated
© Crown copyright