Energy performance certificate (EPC)			
16 Butlers Close Aston Le Walls DAVENTRY NN11 6UH	Energy rating	Valid until:	14 March 2035
		Certificate number:	2121-1412-6166-3051-1816
Property type	C	Detached house	
Total floor area	1	19 square metres	

Rules on letting this property

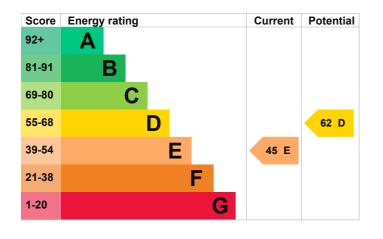
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be D.

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, 300 mm loft insulation	Very good
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Manual charge control	Poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	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 325 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£2,991 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 £497 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:

- 10,666 kWh per year for heating
- 2,175 kWh per year for hot water

Impact on the environment

1 1 7 1	
s property's potential duction	4.4 tonnes of CO2
a could improve this property king the suggested changes tect the environment.	•
ese ratings are based on ass erage occupancy and energy	use. People living at
the property may use different amounts of ener	

This property produces

6.7 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£322
2. Solar water heating	£4,000 - £6,000	£109
3. High performance external doors	£1,000	£66
4. Solar photovoltaic panels	£3,500 - £5,500	£467

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- · Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- · Help from your energy supplier: Energy Company Obligation (www.gov.uk/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	Laurie Goodwin Yeates
Telephone	07414714955
Email	Iry@mail.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK306040
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	14 March 2025
Date of certificate	15 March 2025
Type of assessment	RdSAP