

Energy performance certificate (EPC)

116 Hampton Park Road
HEREFORD
HR1 1US

Energy rating

B

Valid until:

8 June 2035

Certificate number:

2435-4326-6500-0026-1202

Property type

Detached house

Total floor area

279 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 B. It has the potential to be B.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

https://find-energy-certificate.service.gov.uk/energy-certificate/2435-4326-6500-0026-1202?print=true

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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	Timber frame, as built, insulated (assumed)	Very good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Very good
Window	Fully double glazed	Good
Main heating	Air source heat pump, underfloor, electric	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	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
- Air source heat pump
- Solar photovoltaics


Primary energy use

The primary energy use for this property per year is 68 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills



An average household would need to spend **£2,049 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 £221 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:

- 16,464 kWh per year for heating 
- 2,583 kWh per year for hot water 

Impact on the environment

This property's environmental impact rating is B. 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.

This property produces	3.2 tonnes of CO2
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This property's potential production	2.7 tonnes of CO2
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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.

Carbon emissions

An average household produces	6 tonnes of CO2
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Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000 	£221 


Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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	Paul Morris
Telephone	01432 344779 
Email	paul.morris@bill-jackson.co.uk

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/006515 
Telephone	01455 883 250 
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	6 June 2025 
Date of certificate	9 June 2025 
Type of assessment	RdSAP