

Energy performance certificate (EPC)

84 Norman Crescent
DONCASTER
DN5 8RS

Energy rating
C

Valid until:
30 November 2034

Certificate number:
9134-6629-8409-0541-4222

Property type

Semi-detached house

Total floor area

75 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 C. 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		
69-80	C	75 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

https://find-energy-certificate.service.gov.uk/energy-certificate/9134-6629-8409-0541-4222?print=true

1/5

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, with external insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
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 80% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	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:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 198 kilowatt hours per square metre (kWh/m2).



How this affects your energy bills

An average household would need to spend **£1,193 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 £405 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:

- 11,037 kWh per year for heating
- 2,008 kWh per year for hot water

Impact on the environment

This property’s environmental impact rating is C. 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.

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 2.7 tonnes of CO2

This property’s potential production 1.3 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

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£278
2. Floor insulation (suspended floor)	£800 - £1,200	£46
3. Floor insulation (solid floor)	£4,000 - £6,000	£40
4. Solar water heating	£4,000 - £6,000	£42

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:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-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	Richard Johnson
Telephone	07736792133
Email	rcjresidential@gmail.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/029319
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	29 November 2024
Date of certificate	1 December 2024
Type of assessment	RdSAP

Green deal plan

Energy efficiency improvements were made to this property by a [Green deal plan \(https://www.gov.uk/green-deal-energy-saving-measures/moving-into-a-property-with-a-green-deal\)](https://www.gov.uk/green-deal-energy-saving-measures/moving-into-a-property-with-a-green-deal).

Before buying or renting this property, you should ask the property’s owner for a copy of the plan. You can also get a copy of the plan from the plan’s provider with the owner’s consent.

Cost of the plan

Plan charges:

- are payable as part of the electricity bill
- reduce as each improvement is paid off

Current charge	£296 per year
Estimated saving	£502 per year
Payment period start	7 September 2015
Payment period end	11 December 2024
Interest rate payable	fixed at 8.33% APR

This is the current charge, but the charge can change over time depending on the details of the plan. The plan can be paid off early, although extra costs may apply.

The estimated saving is based on:

- the original Green Deal assessment
- the improvements made by the plan
- typical energy use for this type of property, using current energy prices

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Plan and provider details

Plan number	AD0000277376
Provider	Green Deal Express Limited
Telephone	01482 390400
Email	info@greendealexpress.com