# **Energy performance certificate (EPC)**

70, Radegund Road CAMBRIDGE CB1 3RS Energy rating

Valid until: 31 July 2027

Certificate number:

2708-9090-7213-0843-4980

Property type Semi-detached house

Total floor area 85 square metres

# Rules on letting this property

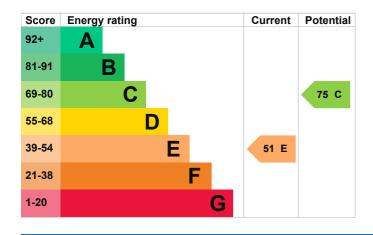
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="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</a>).

### **Energy rating and score**

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

<u>See how to improve this property's energy</u> 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Average
Window	Partial double glazing	Poor
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	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (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

### Primary energy use

The primary energy use for this property per year is 342 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £1,133 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 £338 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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
- 2,155 kWh per year for hot water

## Impact on the environment

This property's current environmental impact rating is E. 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. CO2 harms the environment.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

This property produces 4.7 tonnes of CO2

This property's 2.2 tonnes of CO2
potential production

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.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£241
2. Floor insulation (suspended floor)	£800 - £1,200	£34
3. Solar water heating	£4,000 - £6,000	£37
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£26
5. Solar photovoltaic panels	£5,000 - £8,000	£289

### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

### More ways to save energy

Find ways to save energy in your home by visiting <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

### 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	Andrew Taylor
Telephone	07884 186826
Email	andrew@fpfa.co.uk

### **Contacting the accreditation scheme**

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

Assessor's ID EES/002635 Telephone 01455 883 250	About this assessment				
Assessor's ID EES/002635	Email	enquiries@elmhurstenergy.co.uk			
<u> </u>	Telephone	01455 883 250			
	Assessor's ID	EES/002635			
Accreditation scheme Elmhurst Energy Systems Ltd	Accreditation scheme	Elmhurst Energy Systems Ltd			

About tills assessifiettt		
Assessor's declaration	No related party	
Date of assessment	20 July 2017	
Date of certificate	1 August 2017	
Type of assessment	RdSAP	