

Energy performance certificate (EPC)

1 MANOR FARM COTTAGE ASLACKBY ROAD KIRKBY UNDERWOOD BOURNE PE10 0SL	Energy rating E	Valid until: 17 February 2034
		Certificate number: 0390-2582-8020-2494-6771

Property type Semi-detached house

Total floor area 59 square metres

Rules on letting this property

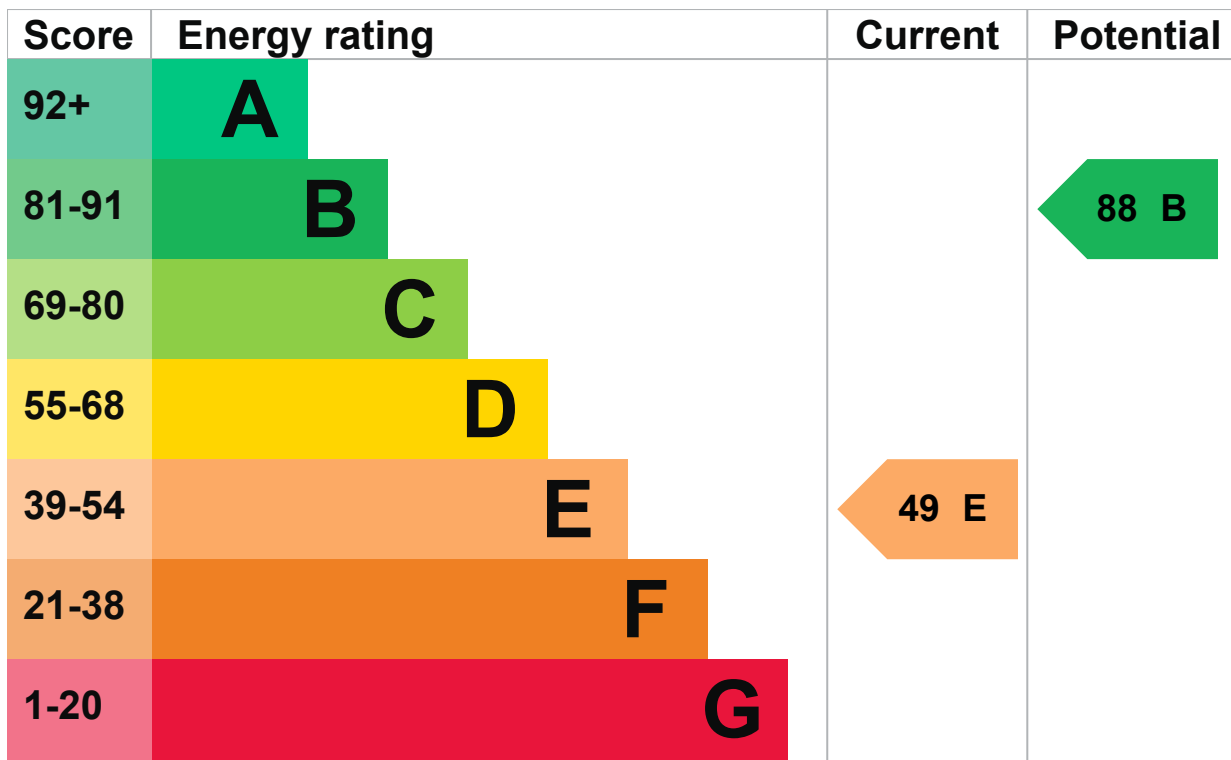
Properties can be let if they have an energy rating from A to E.

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 E. 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

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	Sandstone or limestone, with internal insulation	Good
Wall	Solid brick, with internal insulation	Good
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good

Feature	Description	Rating
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 67% of fixed outlets	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 606 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£2,218 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 £1,132 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:

- 9,240 kWh per year for heating
- 1,925 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be D.

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
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This property produces	6.2 tonnes of CO2
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This property's potential production	2.5 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.

Steps you could take to save energy

▶ [Do I need to follow these steps in order?](#)

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £284

Potential rating after completing step 1

55 D

Step 2: Internal wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £114

Potential rating after completing steps 1 and 2

58 D

Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £134

Potential rating after completing steps 1 to 3

61 D

Step 4: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost £15 - £30

Typical yearly saving £48

Potential rating after completing steps 1 to 4

62 D

Step 5: Low energy lighting

Typical installation cost

£10

Typical yearly saving

£25

Potential rating after completing steps 1 to 5

62 D

Step 6: High heat retention storage heaters and dual immersion cylinder and dual rate meter

Typical installation cost

£2,000 - £3,000

Typical yearly saving

£425

Potential rating after completing steps 1 to 6

72 C

Step 7: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£101

Potential rating after completing steps 1 to 7

74 C

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£624

Potential rating after completing steps 1 to 8

88 B

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:

- Free energy saving improvements: [Home Upgrade Grant](#)
- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [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	Leanne Wells
Telephone	01406424013
Email	surveys@lhcf.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/018239
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	12 February 2024
Date of certificate	18 February 2024
Type of assessment	▶ 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).

Certificate number	5700-5499-0822-3008-3623 (/energy-certificate/5700-5499-0822-3008-3623)
Valid until	8 June 2032
Certificate number	2355-3007-8206-9889-4204 (/energy-certificate/2355-3007-8206-9889-4204)
Valid until	24 June 2031
Certificate number	9290-2800-6306-9277-9825 (/energy-certificate/9290-2800-6306-9277-9825)
Expired on	29 October 2023
Certificate number	0290-2801-6316-9299-9855 (/energy-certificate/0290-2801-6316-9299-9855)
Expired on	19 September 2021



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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](/service-performance)

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