# **Energy performance certificate (EPC)**

Cedars The Square MILNTHORPE LA7 7QJ Energy rating

Valid until: 13 October 2026

Certificate number: 9028-7990-7200-4476-8900

Property type

**Detached bungalow** 

Total floor area

135 square metres

## Rules on letting this property

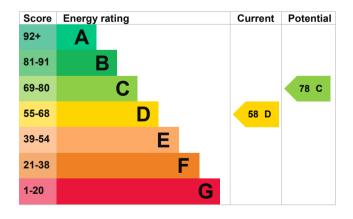
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</u>).

# **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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	Timber frame, as built, partial insulation (assumed)	Average
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Mostly double glazing	Average
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 42% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

### Primary energy use

The primary energy use for this property per year is 292 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

# How this affects your energy bills

An average household would need to spend £1,517 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 £484 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 23,603 kWh per year for heating
- 2,243 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

- 539 kWh per year from loft insulation
- 2,141 kWh per year from cavity wall insulation

### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property		This property produces	6.9 tonnes of CO2
This property's current enviror rating is E. It has the potential	•	This property's potential production	3.7 tonnes of CO2
Properties get a rating from A on how much carbon dioxide ( produce each year. CO2 harm	CO2) they	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	
An average household produces	6 tonnes of CO2		

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£231
2. Cavity wall insulation	£500 - £1,500	£114
3. Floor insulation (suspended floor)	£800 - £1,200	£102
4. Low energy lighting	£35	£37
5. Solar photovoltaic panels	£5,000 - £8,000	£273

### 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.

#### 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 Amy Gunby Telephone 01229 588111

Email <u>agunby@pooletownsend.co.uk</u>

#### 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/019269
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

#### About this assessment

Assessor's declaration Employed by the professional dealing with the

property transaction

Date of assessment 12 October 2016
Date of certificate 14 October 2016

Type of assessment RdSAP