# **Energy performance certificate (EPC)**

1 Manor Cottages Foxholes DRIFFIELD YO25 3QL Energy rating

Valid until: 26 September 2025

Certificate number:

2658-3008-6291-5005-1900

Property type

Semi-detached house

Total floor area

91 square metres

## Rules on letting this property



# You may not be able to let this property

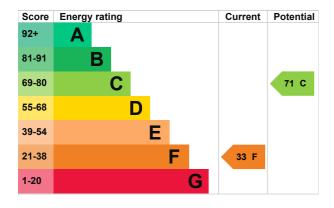
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

# **Energy rating and score**

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

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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Floor	Suspended, 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 374 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

### How this affects your energy bills

An average household would need to spend £1,663 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 £723 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 17,618 kWh per year for heating
- 2,730 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

This property produces 8.9 tonnes of CO2

This property's 4.0 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. Cavity wall insulation	£500 - £1,500	£287
2. Floor insulation (suspended floor)	£800 - £1,200	£63
3. Condensing boiler	£2,200 - £3,000	£269
4. Solar water heating	£4,000 - £6,000	£58
5. Replacement glazing units	£1,000 - £1,400	£45

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£5,000 - £8,000	£274

### 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 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	Wayne Phelps
Telephone	07790 584898
Email	wpsurveyor@hotmail.co.uk

#### Contacting the accreditation scheme

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

Elmhurst Energy Systems Ltd	
EES/013652	
01455 883 250	
enquiries@elmhurstenergy.co.uk	
No related party	
25 September 2015	
27 September 2015	
RdSAP	