

# Energy performance certificate (EPC)



This certificate has expired.

You can get a new certificate by visiting [www.gov.uk/get-new-energy-certificate](https://www.gov.uk/get-new-energy-certificate)

## Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Ministry of Housing, Communities and Local Government (MHCLG).

[mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk)  
Telephone: 020 3829 0748

|  |                           |                              |                          |
|--|---------------------------|------------------------------|--------------------------|
| Cossets<br>Church Lane<br>Thwaite<br>EYE<br>IP23 7EJ | Energy rating<br><b>E</b> | This certificate expired on: | 29 April 2023            |
|  |                           | Certificate number:          | 0301-2870-7143-9277-4985 |
| Property type  |                           | Detached house               |                          |
| Total floor area                                     |                           | 158 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 D.

[See how to improve this property’s energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 65 D      |
| 39-54 | E             | 46 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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, no insulation (assumed) | Very poor |
| Wall                 | Cavity wall, as built, insulated (assumed)      | Good      |
| Roof                 | Thatched  | Average   |
| Roof                 | Pitched, insulated (assumed)                    | Good      |
| Roof                 | Roof room(s), insulated (assumed)               | Good      |
| Window               | Some double glazing                             | Poor      |
| Main heating         | Boiler and radiators, oil                       | Average   |
| Main heating control | Programmer, TRVs and bypass                     | Average   |
| Hot water            | From main system                                | Average   |
| Lighting             | Low energy lighting in 64% of fixed outlets     | Good      |
| Floor                | Suspended, no insulation (assumed)              | N/A       |
| Floor                | Solid, insulated (assumed)                      | N/A       |
| Secondary heating    | Portable electric heaters (assumed)             | N/A       |

### Primary energy use

The primary energy use for this property per year is 265 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£2,095 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 £386 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2013** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 23,445 kWh per year for heating
- 2,328 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 10.0 tonnes of CO<sub>2</sub>

This property's potential production 6.9 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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. Floor insulation   | £800 - £1,200             | £72                   |
| 2. Draught proofing   | £80 - £120                | £35                   |
| 3. Low energy lighting  | £25                       | £19                   |
| 4. Heating controls (room thermostat)                             | £350 - £450               | £95                   |
| 5. Solar water heating  | £4,000 - £6,000           | £53                   |
| 6. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500           | £113                  |
| 7. Solar photovoltaic panels                                      | £9,000 - £14,000          | £238                  |
| 8. Wind turbine   | £1,500 - £4,000           | £81                   |

## Advice on making energy saving improvements

Get detailed recommendations and cost estimates: [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](https://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://www.gov.uk/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 | Mark Arnold  |
| Telephone       | 0845 0945 192  |
| Email           | <a href="mailto:epcquery@vibrantenergymatters.co.uk">epcquery@vibrantenergymatters.co.uk</a> |

### Contacting the accreditation scheme

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

|                      |  |
|----------------------|--|
| Accreditation scheme | NHER   |
| Assessor's ID        | NHER006563   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 30 April 2013         |
| Date of certificate    | 30 April 2013         |
| Type of assessment     | <a href="#">RdSAP</a> |