# Energy performance certificate (EPC)



This certificate has expired.

You can get a new certificate by visiting 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 Telephone: 020 3829 0748

Cossets Church Lane Thwaite EYE IP23 7EJ	Energy rating	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

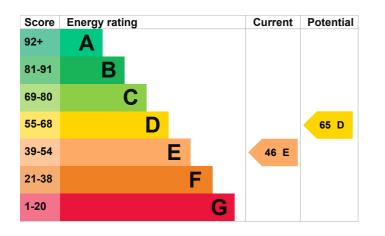
Properties can be let if they have an energy rating from A to E.

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).

## 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.



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/m2).

## 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.

### 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 (CO2) they produce each year.

### **Carbon emissions**

An average household 6 tonnes of CO2 produces

This property produces10.0 tonnes of CO2This property's potential<br/>production6.9 tonnes of CO2

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

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

#### 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)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: Energy Company Obligation (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	epcquery@vibrantenergymatters.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	NHER	
Assessor's ID	NHER006563	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

## About this assessment

Assessor's declaration	No related party
Date of assessment	30 April 2013
Date of certificate	30 April 2013
Type of assessment	RdSAP