# **Energy performance certificate (EPC)**

84, Oak Street COLNE BB8 0BA	Energy rating	Valid until:	16 December 2028
		Certificate number:	9038-0997-7252-6218-9920
roperty type Mid-terrace house			
Total floor area	70 square metres		

### Rules on letting this property

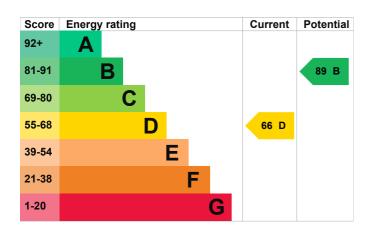
Properties can be let if they have an energy rating from A to E.

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 D. 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, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Very good
Lighting	Low energy lighting in 33% 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 284 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £784 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 £282 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 9,863 kWh per year for heating
- 2,275 kWh per year for hot water

impact on the environment	This property produces	3.5 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be B.	This property's potential production	1.2 tonnes of CO2

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

# they produce each year. emissions by making the suggested changes. This will help to protect the environment. Carbon emissions

An average 6 tonnes of CO2 household produces

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

You could improve this property's CO2

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£149
2. Floor insulation (suspended floor)	£800 - £1,200	£40
3. Low energy lighting	£20	£29
4. Heating controls (room thermostat)	£350 - £450	£38
5. Solar water heating	£4,000 - £6,000	£26
6. Solar photovoltaic panels	£5,000 - £8,000	£262

### 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 <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>

### 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	Sanjodh Toor
Telephone	01133280690
Email	stoor@fadingfootprints.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	ECMK
Assessor's ID	ECMK300840
Telephone	0333 123 1418
Email	info@ecmk.co.uk
About this assessment Assessor's declaration	No related party
Date of assessment	17 December 2018
Date of certificate	17 December 2018
Type of assessment	RdSAP