Energy performance certificate (EPC)

187a Newmarket LOUTH LN11 9EJ	Energy rating **D**	Valid until:	**7 February 2033**
		Certificate number:	**0639-3023-4202-4787-8200**

Property type

Top-floor flat

Total floor area

53 square metres

Rules on letting this property

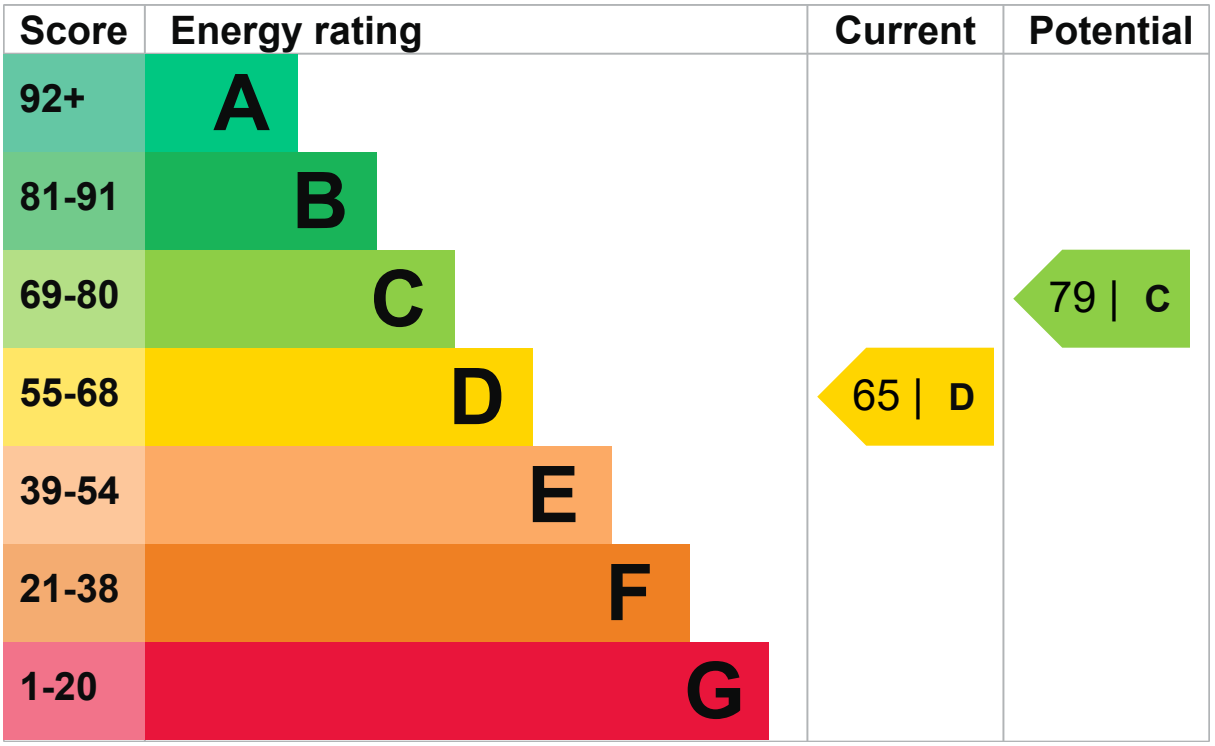
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 293 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

2.7 tonnes of CO2

This property's potential production

1.3 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.4 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (65) to C (79).

Potential energy rating

C

▶ Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£34

Potential rating after completing step 1

67 | D

Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£183

Potential rating after completing steps 1 and 2

76 | C

Step 3: Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£37

Potential rating after completing steps 1 to 3

78 | C

Step 4: Replacement glazing units

Typical installation cost

£1,000 - £1,400

Typical yearly saving

£25

Potential rating after completing steps 1 to 4

79 | C

Paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£689

Potential saving if you complete every step in order

£279

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	7930 kWh per year
Water heating	1864 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved

Type of insulation	Amount of energy saved
Loft insulation	671 kWh per year
Solid wall insulation	3663 kWh per year

Saving energy in this property

Find ways to save energy in your home.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name
Matthew Jefferson

Telephone
07737833572

Email
spadeface44@gmail.com

Accreditation scheme contact details

Accreditation scheme
Elmhurst Energy Systems Ltd

Assessor ID
EES/027033

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

7 February 2023

Date of certificate

8 February 2023

Type of assessment

▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

8782-6223-5760-2961-5996 (/energy-certificate/8782-6223-5760-2961-5996)

Expired on

18 July 2022

Certificate number

0852-2896-6776-0291-1511 (/energy-certificate/0852-2896-6776-0291-1511)

Expired on

19 March 2019