

# Energy performance certificate (EPC)

24, Keynes Road  
CAMBRIDGE  
CB5 8PR

Energy rating

**D**

Valid until: **5 December 2028**

Certificate number: **0368-2930-7282-6318-8960**

## Property type

Semi-detached house

## Total floor area

122 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 current energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>76 C</b>
55-68	<b>D</b>	<b>60 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 56% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 247 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [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 C.

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

## An average household produces

6 tonnes of CO<sub>2</sub>

**This property produces**

5.3 tonnes of CO2

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**This property's potential production**

3.0 tonnes of CO2

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You could improve this property's CO2 emissions by making the suggested changes. 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.

Changes you could make

► [Do I need to follow these steps in order?](#)

## Step 1: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£101

Potential rating after completing step 1

63 D

## Step 2: Low energy lighting

Typical installation cost

£20

Typical yearly saving

£28

Potential rating after completing steps 1 and 2

64 D

## Step 3: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£90

Potential rating after completing steps 1 to 3

67 D

## Step 4: Solar water heating

**Typical installation cost**

£4,000 - £6,000

**Typical yearly saving**

£42

**Potential rating after completing steps 1 to 4**

**68 D**

## **Step 5: Solar photovoltaic panels, 2.5 kWp**

**Typical installation cost**

£5,000 - £8,000

**Typical yearly saving**

£296

**Potential rating after completing steps 1 to 5**

**76 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) (<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**

£1215

**Potential saving if you complete every step in order**

£261

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

13648 kWh per year

Water heating

2822 kWh per year

## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

## 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

David Brewer

### Telephone

07802179561

### Email

[david@epdirect.co.uk](mailto:david@epdirect.co.uk)

## Accreditation scheme contact details

### Accreditation scheme

ECMK

### Assessor ID

ECMK301493

### Telephone

0333 123 1418

### Email

[info@ecmk.co.uk](mailto:info@ecmk.co.uk)

# Assessment details

## Assessor's declaration

No related party

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## Date of assessment

6 December 2018

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## Date of certificate

6 December 2018

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## Type of assessment

▶ [RdSAP](#)

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## 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](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.