Energy performance certificate (EPC)

24, Keynes Road CAMBRIDGE CB5 8PR	Energy rating	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

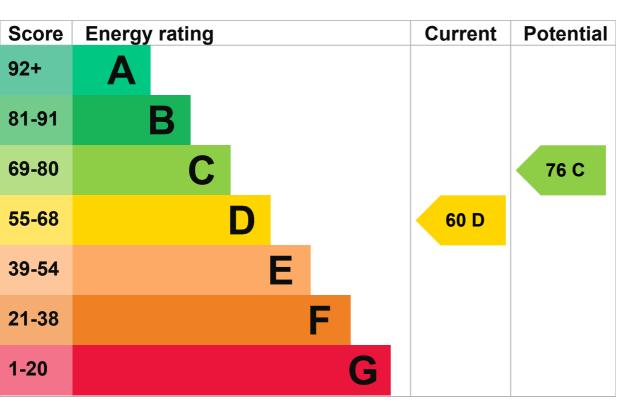
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).</u>

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.



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

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/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 C.

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

An average household produces

6 tonnes of CO2

5.3 tonnes of CO2

This property's potential production

3.0 tonnes of CO2

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	C4.04
	£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

67 D

Step 4: Solar water heating

Potential rating after completing steps 1 to 3

£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 <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.

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

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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

Accreditation scheme contact details

Accreditation scheme

ECMK

Assessor ID

ECMK301493

Telephone

0333 123 1418

Email

info@ecmk.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

6 December 2018

Date of certificate

6 December 2018

Type of assessment



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).

There are no related certificates for this property.