Energy performance certificate (EPC)				
1, Bridle Lane Cold Ashby NORTHAMPTON NN6 6EH	Energy rating	Valid until: <b>14 March 2029</b> Certificate number: <b>9698-1039-7277-6431-2994</b>		
Property type	Semi-detached house			
Total floor area	202 square metres			

## Rules on letting this property

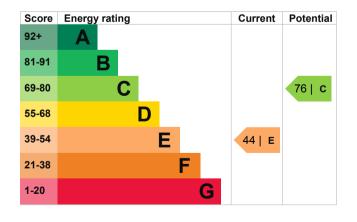
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 E. It has the potential to be C.

<u>See how to improve this property's energy</u> 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 42% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

#### Primary energy use

The primary energy use for this property per year is 242 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

• Stone walls present, not insulated

This property produces	12.0 tonnes of CO2
This property's potential production	5.5 tonnes of CO2
By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 6.5 tonnes per year. This will help to protect the	
environment.	
Environmental impact ratir	0
energy use. They may not consumed by the people li	reflect how energy is
	This property's potential production By making the <u>recommenc</u> could reduce this property' 6.5 tonnes per year. This v environment. Environmental impact ratin assumptions about averag energy use. They may not

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (44) to C (76).

Recommendation	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£44
2. Internal or external wall insulation	£4,000 - £14,000	£675
3. Floor insulation (solid floor)	£4,000 - £6,000	£97
4. Low energy lighting	£55	£51
5. Solar water heating	£4,000 - £6,000	£42
6. Solar photovoltaic panels	£5,000 - £8,000	£311

#### Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Heating a property usually makes up the majority of energy costs.	
Estimated yearly energy cost for this property	£1936	Estimated energy use	ed to heat this property 29896 kWh per year
Potential saving	£909	Water heating	2801 kWh per year
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.		Potential energy savings by installing insulation	
The estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u> . For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> ( <u>https://www.simpleenergyadvice.org.uk/</u> ). Heating use in this property		Type of insulationAmount of energy savedSolid wall insulation12398 kWh per yearYou might be able to receive Renewable HeatIncentive payments (https://www.gov.uk/domestic- renewable-heat-incentive).This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.	

### Contacting the assessor and accreditation scheme

This EPC was created by a gualified 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 gualified to carry out EPC assessments.

#### Assessor contact details

Assessor's name	Maxwell Digby
Telephone	01604-740779
Email	max.digby@epc-network.co.ul

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd EES/003515 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 11 March 2019 15 March 2019 **RdSAP**