

# Energy performance certificate (EPC)

69, High  
Street  
Hinxton  
SAFFRON  
WALDEN  
CB10 1QY

Energy rating Valid 31  
until: **January**  
**2029**

**C**

Certificate number  
**0823-  
2889-  
7792-  
9371-  
5065**

Property type **Mid-terrace house**

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Total floor area **228 square metres**

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## Rules on letting this property

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

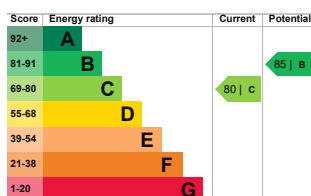
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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## Energy efficiency rating for this property

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

[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	Timber frame, as built, insulated (assumed)	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated at rafters	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, insulated (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A

Feature	Description	Rating
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 114 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environment: impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 4.6 tonnes of CO<sub>2</sub>

This property's tonne potential production C

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.0 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.

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## 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 C (80) to B (85).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar photovoltaic panels	£5,000 - £8,000	£313

## Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)

[\(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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## Estimated energy use and potential savings

Estimated £980  
yearly  
energy  
cost for  
this  
property

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Potential £0  
saving

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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.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.gov.uk>)

## Heating use in this property

Heating a property usually makes up the

majority of energy costs.

### **Estimated energy used to heat this property**

Space heating	14762 kWh per year
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Water heating	2470 kWh per year
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### **Potential energy savings by installing insulation**

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

You might be able to receive

[Renewable](#)

[Heat](#)

[Incentive](#)

[payments](#)

(<https://www.gov.uk/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 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	Ashley Carter
Telephone	01223979001
Email	<a href="mailto:scot.philp@charles">scot.philp@charles</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/021985

Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurst.com">enquiries@elmhurst.com</a>

## Assessment details

Assessor's declaration	No related party
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Date of assessment	31 January 2019
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Date of certificate	1 February 2019
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Type of assessment	<a href="#">RdSAP</a> RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance.  This type of assessment can be carried out on properties built before 1 April 2008 in England and
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Wales, and

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