Energy performance certificate (EPC)

2 Gravelly Lane Fiskerton SOUTHWELL NG25 0UW	Energy rating **C**	Valid until: **24 August 2032** Certificate number: **0130-2064-7183-2622-8495**

roperty type	Semi-detached house
otal floor area	96 square metres

ules on letting this property

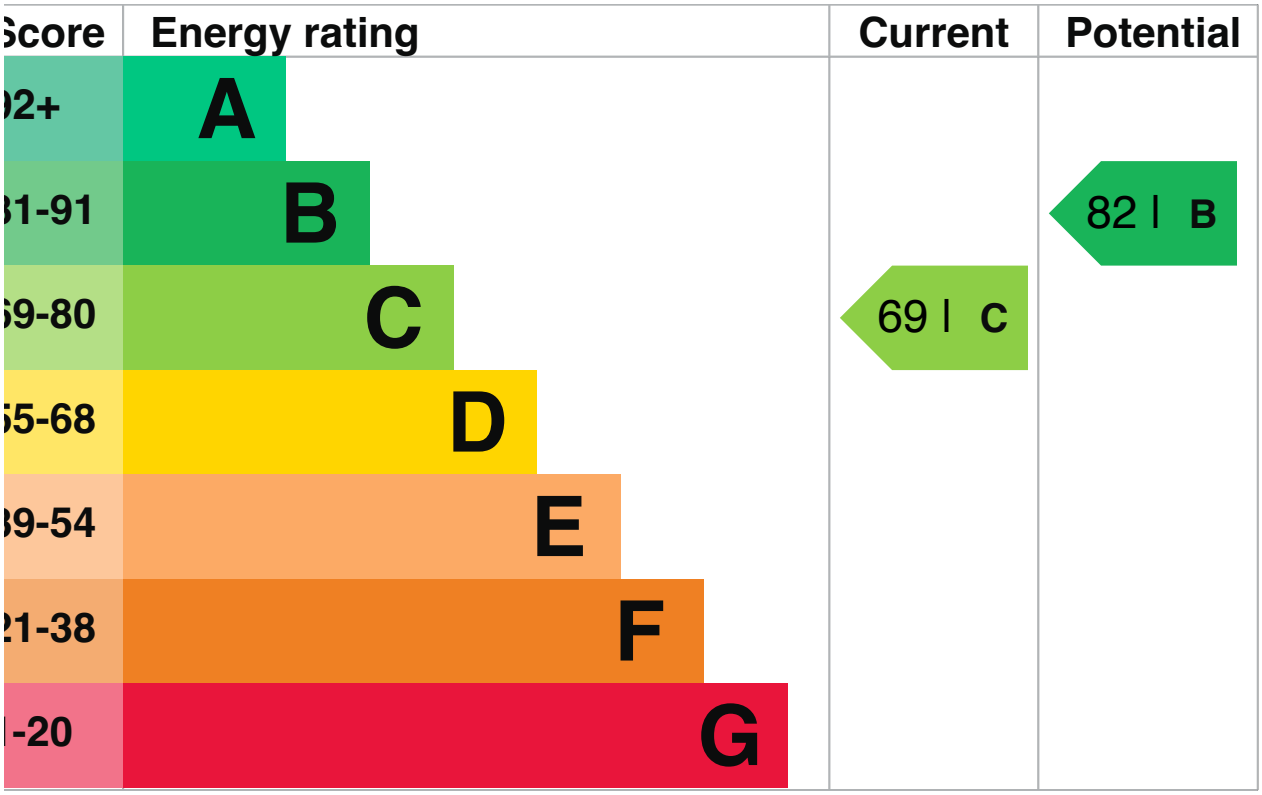
operties can be let if they have an energy rating from A to E.

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

nergy efficiency rating for this property

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

e how to improve this property's energy performance.



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

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

operties are also given a score. The higher the number the lower your fuel bills are likely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

eakdown of property's energy performance

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

ch feature is assessed as one of the following:

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

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

ature	Description	Rating
all	Cavity wall, filled cavity	Average
all	Cavity wall, as built, insulated (assumed)	Very good
of	Pitched, 300 mm loft insulation	Very good
of	Flat, insulated (assumed)	Good
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Good
ghting	Low energy lighting in all fixed outlets	Very good
oor	Suspended, no insulation (assumed)	N/A
oor	Solid, insulated (assumed)	N/A
condary heating	Room heaters, dual fuel (mineral and wood)	N/A

rimary energy use

e primary energy use for this property per year is 206 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

nvironmental impact of this property

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

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

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

n average household produces	6 tonnes of CO2
his property produces	3.6 tonnes of CO2
his property's potential production	2.2 tonnes of CO2

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

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

prove this property's energy performance

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

rrying out these changes in order will improve the property's energy rating and score from C (69) B (82).

Potential energy rating

B

Do I need to follow these steps in order?

tep 1: Floor insulation (suspended floor)

or insulation (suspended floor)

pical installation cost	£800 - £1,200
pical yearly saving	£48
otential rating after completing step 1	71 I C

tep 2: Solar water heating

lar water heating

pical installation cost	£4,000 - £6,000
pical yearly saving	£30
otential rating after completing steps and 2	73 I C

tep 3: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

pical installation cost	£3,500 - £5,500
pical yearly saving	£340
otential rating after completing steps to 3	82 I B

aying for energy improvements

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

timated energy use and potential savings

stimated yearly energy cost for this roperty	£769
otential saving	£78

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It i t based on how energy is used by the people living at the property.

e potential saving shows how much money you could save if you complete each recommended step in order.

r advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

eating use in this property

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

stimated energy used to heat this property

pe of heating	Estimated energy used
ace heating	9902 kWh per year
ater heating	2217 kWh per year

otential energy savings by installing insulation

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

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

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

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

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

ssessor contact details

ssessor's name	Gerrard Eames

elephone	01384471675
mail	epc@legalbricks.co.uk

ccreditation scheme contact details

ccreditation scheme	Stroma Certification Ltd
ssessor ID	STRO031485
elephone	0330 124 9660
mail	certification@stroma.com

ssessment details

ssessor's declaration	No related party
ate of assessment	24 August 2022
ate of certificate	25 August 2022
ype of assessment	▶ RdSAP

her certificates for this property

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

ertificate number	8890-2129-8329-2506-9993 (/energy-certificate/8890-2129-8329-2506-9993)
xpired on	7 November 2021