< Back Energy performance certificate (EPC)

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- Energy rating Old Gym Downham Road Salters Lode **DOWNHAM MARKET** PE38 OBA Certificate number Valid until 12 January 2031 7103-3901-9202-1220-2204

Print this certificate

Property type	Semi-detached house
Total floor area	226 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.

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.

Score Energy rating **Current Potential** 92+ B 82 | B 81-91 77 I C 69-80 55-68 39-54 21-38 1-20

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.

The average energy rating and score for a property in England and Wales are D (60).

performance This section shows the energy performance for features of this property. The

Breakdown of property's energy

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. Description Feature Pating

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Community scheme	Good
Main heating control	Flat rate charging, programmer and room thermostat	Poor
Hot water	Community scheme, plus solar, no cylinder thermostat	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

The primary energy use for this property per year is 123 kilowatt hours per square metre (kWh/m2).

Primary energy use

What is primary energy use?

Environmental impact of this property One of the biggest contributors to climate change is carbon dioxide (CO2).

The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions. 6 tonnes of CO2 An average household

This property produces	1.2 tonnes of CO2
This property's potential production	0.3 tonnes of CO2

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.

By making the <u>recommended changes</u>, you could reduce this property's CO2

emissions by 0.9 tonnes per year. This will help to protect the environment.

How to improve this property's energy

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

If you make all of the recommended changes, this will improve the property's energy rating and score from C (77) to B (82).

performance

Solar photovoltaic panels

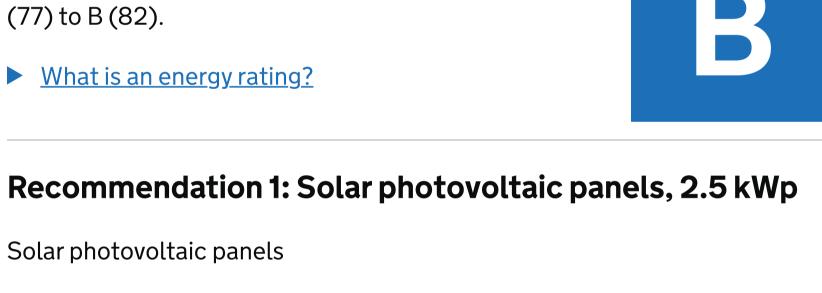
savings

Potential saving

Space heating

Potential rating after carrying out

What is an energy rating?



£0

15435.0 kWh per year

2618.0 kWh per year

Typical installation cost £3,500 - £5,500 £349 Typical yearly saving

82 | B recommendation 1 Paying for energy improvements Find energy grants and ways to save energy in your home.

£1164 Estimated yearly energy cost for this property

Estimated energy use and potential

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.

Heating use in this property Heating a property usually makes up the majority of energy costs.

Water heating

Estimated energy used to heat this property

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. 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

If you are unhappy about your property's energy assessment or certificate,

Accreditation schemes are appointed by the government to ensure that

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

This EPC was created by a qualified energy assessor.

you can complain to the assessor directly.

assessors are qualified to carry out EPC assessments. **Assessor contact details**

John Hipperson Assessor's name 07747 624695 Telephone

jh@johnhipperson.co.uk

Elmhurst Energy Systems Ltd

Accreditation scheme contact details Accreditation scheme

Email

Assessor ID

Date of assessment

Telephone	01455 883 250
Email	<u>enquiries@elmhurstenergy.co.u</u> k
Assessment details	

EES/010143

30 December 2020

Assessor's declaration No related party

There are no related certificates for this property.

Date of certificate	13 January 2021
Type of assessment	► RdSAP

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 mhclg.digitalservices@communities.gov.uk, or call our helpdesk on 020 3829 0748.



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