# **Energy performance certificate (EPC)**

26 Naseby Road Thornby NORTHAMPTON NN6 8SW

Energy rating

Valid until: 2 July 2034

Certificate number:

0675-3039-7303-4414-6204

Property type

Semi-detached house

Total floor area

72 square metres

# Rules on letting this property

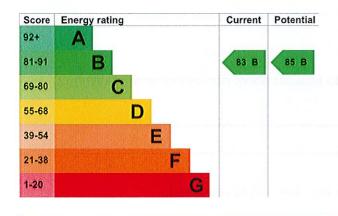
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<a href="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</a>).

# **Energy rating and score**

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

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 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

### 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
Walls	Average thermal transmittance 0.26 W/m²K	Good
Roof	Average thermal transmittance 0.13 W/m²K	Very good
Floor	Average thermal transmittance 0.12 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Air source heat pump, radiators and underfloor, electric	Good
Main heating control	Programmer, room thermostat and TRVs Good	
Hot water	From main system	Average
Lighting	Good lighting efficiency	Good
Secondary heating	Room heaters, wood logs	N/A
Air tightness	(not tested)	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Biomass secondary heating
- · Air source heat pump
- · Solar photovoltaics

#### Primary energy use

The primary energy use for this property per year is 43 kilowatt hours per square metre (kWh/m2).

### **Smart meters**

This property had smart meters for gas and electricity when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

# How this affects your energy bills

An average household would need to spend £730 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £80 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the envi	ronment	This property produces	0.3 tonnes of CO2
This property's environmental impact rating is A. It has the potential to be A.		This property's potential production	0.2 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use different amounts of energy.	

# Changes you could make

Step	Typical installation cost	Typical yearly saving	
1. Solar water heating	£4,000 - £6,000	£73	

## Help 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.

### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

# Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Linda Warner	
Telephone	08458 386 387	
Email	accounts@energistuk.co.uk	

# Contacting the accreditation scheme

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

Elmhurst Energy Systems Ltd
EES/027221
01455 883 250
enquiries@elmhurstenergy.co.uk
No related party
3 July 2024
3 July 2024
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