

Energy performance certificate (EPC)

Old Bell House
Great North Road
Southoe
ST. NEOTS
PE19 5XY

Energy rating

D

Valid until: **23 September 2025**

Certificate
number: **0427-2848-7891-9495-6215**

Property type

Detached house

Total floor area

275 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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	Solid brick, with internal insulation	Good
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 400 mm loft insulation	Very good

Feature	Description	Rating
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Roof room(s), insulated	Good
Window	Partial double glazing	Average
Main heating	Boiler and radiators, wood logs	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 98% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	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 main heating
- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 174 kilowatt hours per square metre (kWh/m²).

► [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.

An average household produces

6 tonnes of CO₂

This property produces

1.2 tonnes of CO₂

This property's potential production

-1.7 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.9 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.

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 D (62) to C (78).

► [What is an energy rating?](#)



Recommendation 1: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£142

Potential rating after carrying out recommendation 1

64 | D

Recommendation 2: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£76

Potential rating after carrying out recommendations 1 and 2

66 | D

Recommendation 3: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£277

Potential rating after carrying out recommendations 1 to 3

70 | C

Recommendation 4: Wind turbine

Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£530

Potential rating after carrying out recommendations 1 to 4

78 | C

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)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£2146

Potential saving

£218

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 \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.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

31201 kWh per year

Water heating

2728 kWh per year

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 \(https://www.gov.uk/domestic-renewable-heat-incentive\)](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 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

Barry Delovetot-Lawson

Telephone

07793889105

Email

barry@greenhouseassessors.co.uk

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO023050

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

Residing at the property

Date of assessment

18 January 2015

Date of certificate

24 September 2015

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.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number

[9198-4082-7216-2144-4974 \(/energy-certificate/9198-4082-7216-2144-4974\)](/energy-certificate/9198-4082-7216-2144-4974)

Valid until

20 November 2024

Certificate number

[0427-2849-7861-9494-1225 \(/energy-certificate/0427-2849-7861-9494-1225\)](/energy-certificate/0427-2849-7861-9494-1225)

Valid until

12 June 2024
