Energy performance certificate (EPC)

40 Green Lane Ockbrook DERBY DE72 3SE	Energy rating	Valid until: Certificate number:	28 September 2032 2310-1001-8231-5512-2204
Property type Detached house			
Total floor area 121 square metres		res	

Rules on letting this property

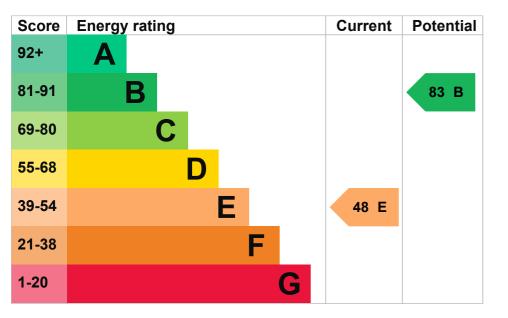
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is E. 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
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 39% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A
D ·		

Primary energy use

The primary energy use for this property per year is 356 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £1,525 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 £790 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2022 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 16,587 kWh per year for heating
- 3,644 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	7.8 tonnes of CO2
This property's potential production	2.4 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Do I need to follow these steps in order?

Step 1: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£355
Potential rating after completing step 1	60 D

Step 2: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£86
Potential rating after completing steps 1 and 2	63 D

Step 3: Low energy lighting

Typical installation cost	£70
Typical yearly saving	£47
Potential rating after completing steps 1 to 3	64 D

Step 4: Condensing boiler (separate from the range cooker)

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£266
Potential rating after completing steps 1 to 4	74 C

Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£35
Potential rating after completing steps 1 to 5	75 C

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£342



Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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

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	Robert Lockhart
Telephone	07813896001
Email	danny@resolve-epc.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STR0034116
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	29 September 2022
Date of certificate	29 September 2022
Type of assessment	► <u>RdSAP</u>

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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u> Give feedback (https://forms.office.com/e/hUnC3Xq1T4) <u>Service performance (/service-performance)</u>

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