Energy performance certificate (EPC)

16 Knight's Orchard
Whittlesford
CAMBRIDGE
CB22 4AG

Property type

Energy rating
Certificate
number:

Lamber 2033

Certificate
number:

Energy rating
Certificate
number:

December 2033

End-terrace house

Total floor area 76 square metres

Rules on letting this property

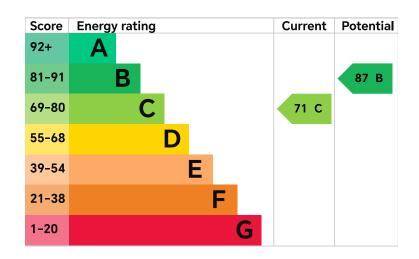
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (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 C. 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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Air source heat pump, radiators, electric	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	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:

Air source heat pump

Primary energy use

The primary energy use for this property per year is 168 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,623 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 £279 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 5,346 kWh per year for heating
- 2,215 kWh per year for hot water

Impact on the environment	This property produces	2.2 tonnes of CO2
This property's environmental impact rating is C. It has the potential to be B.	This property's potential production	0.8 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide	<u>·</u>	
(CO2) they produce each year. Carbon emissions	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the	
	environment.	

An average 6 tonnes of CO2 household produces

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

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£278
2. Solar photovoltaic panels	£3,500 - £5,500	£705

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme</u> (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 by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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	David Brewer
Telephone	07802179561
Email	david@epdirect.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	ECMK	
Assessor's ID	ECMK301493	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		
Assessor's declaration	No related party	

Assessor's declaration	No related party
Date of assessment	13 December 2023
Date of certificate	18 December 2023
Type of assessment	RdSAP