Energy performance certificate (EPC)			
Comben Drive Godmanchester HUNTINGDON PE29 2AR	Energy rating	Valid until:	7 October 2034
	C		
		Certificate number:	5290-0688-0922-6405-3043
Property type	Т	op-floor maisonette	
Total floor area	6	3 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/domesticprivate-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

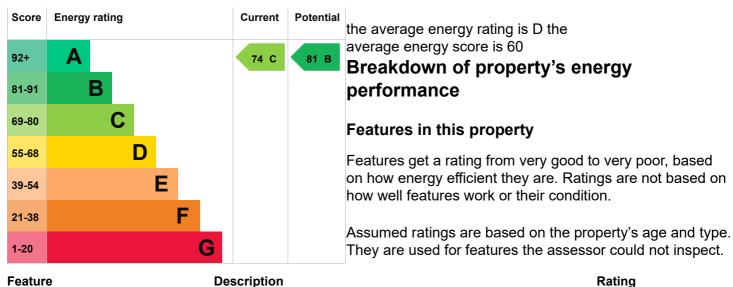
This property's energy rating is C. It has the potential to be B.

<u>See how to improve this property's energy efficiency</u>.

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:



Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 218 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£919 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 £259 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.

- 2,197 kWh per year for heating
- 1,959 kWh per year for hot water

Heating this property

Estimated energy needed in Impact on the enviro			
This property's environmentation has the potential to be C.	al impact rating is C. It	This property's potential production	2.3 tonnes of CO2
Properties get a rating from a how much carbon dioxide (C year.		You could improve this pro making the suggested cha protect the environment.	
Carbon emissions		These ratings are based of	•
An average household produces	6 tonnes of CO2	average occupancy and er at the property may use dit energy.	0, 1 0
This property produces	2.3 tonnes of CO2		

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters Advice on making energy saving improvements	£1,200 - £1,800	£259

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

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	Matthew Hilton
Telephone	07971414349
Email	epc@brimstone-energy.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/032012
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 October 2024
Date of certificate	8 October 2024
Type of assessment	RdSAP