Energy performance certificate (EPC)			
66 Cresswell Close Yarnton	Energy rating	Valid until:	18 October 2026
KIDLINGTON OX5 1FX	L.	Certificate number:	9681-2828-6500-9096-7915
Property type	S	Semi-detached house	
Total floor area	75 square metres		

# Rules on letting this property

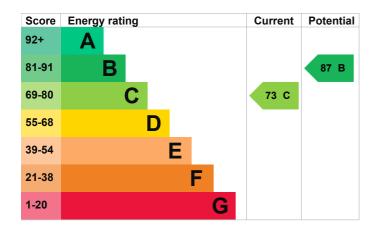
Properties can be let if they have an energy rating from A to E.

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, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Air source heat pump, radiators, electric	Average
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in 60% of fixed outlets	Good
Floor	Suspended, 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 178 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£591 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 £67 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 4,203 kWh per year for heating
- 2,105 kWh per year for hot water

Impact on the environment	This property produces 2.2 ton	nes of CO2
This property's environmental impact rating is C. has the potential to be B.	This property's potential 1.0 ton production	nes of CO2
Properties get a rating from A (best) to G (worst) how much carbon dioxide (CO2) they produce ea year.	You could improve this property's CO2 er making the suggested changes. This will protect the environment.	
Carbon emissions	These ratings are based on assumptions average occupancy and energy use. Peo	ple living at
An average household 6 tonnes of 6 produces	the property may use different amounts of ene	

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£20	£17
2. Solar water heating	£4,000 - £6,000	£50
3. Solar photovoltaic panels	£5,000 - £8,000	£289

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (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	Claire Mason
Telephone	07875541444
Email	<u>claire lock@yahoo.co.uk</u>

### 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/003309
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party
Date of assessment	18 October 2016
Date of certificate	19 October 2016
Type of assessment	RdSAP