Energy performance certificate (EPC) 2 Bone Mill Cottage Old Oundle Road Thornhaugh PETERBOROUGH PE8 6NW Energy rating Certificate number: 8518-6229-5949-0500-9922 Property type Semi-detached house Total floor area 86 square metres

Rules on letting this property

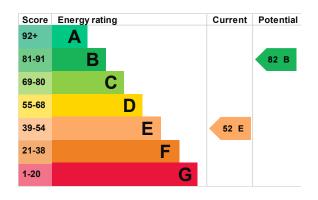
Properties can be let if they have an energy rating from A to E.

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 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	Cavity wall, filled cavity	Average
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 36% of fixed outlets	Average
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 secondary heating

Primary energy use

The primary energy use for this property per year is 254 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £814 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 £313 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 9,782 kWh per year for heating
- 2,847 kWh per year for hot water

Impact on the environment	An average household produces	6 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be C.	This property produces	5.2 tonnes of CO2
Properties get a rating from A (best) to G	This property's potential production	2.1 tonnes of CO2
(worst) on how much carbon dioxide (CO2)		

Carbon emissions

they produce each year.

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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£55
2. Floor insulation (solid floor)	£4,000 - £6,000	£48
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£8
4. Low energy lighting	£45	£37
5. Heating controls (room thermostat)	£350 - £450	£70

Step	Typical installation cost	Typical yearly saving
6. Condensing boiler	£2,200 - £3,000	£59
7. Solar water heating	£4,000 - £6,000	£36
8. Solar photovoltaic panels	£5,000 - £8,000	£314

Help paying for energy improvements

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

Who to contact about this certificate

Contacting the assessor

Type of assessment

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 King
Telephone	08450945192
Email	epcqueries@vem.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	ECMK301102	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	20 November 2018	
Date of certificate	20 November 2018	

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