Energy performance certificate (EPC)

Certificate contents

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84, Water Street
CAMBRIDGE
CB4 1PA

Energy rating: **E**

Valid until	Certificate number
27 March 2029	2488-4091-6287-6031-6970

Property type	End-terrace house
Total floor area	96 square metres

Rules on letting this property

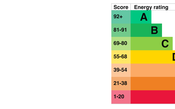
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions.

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 25% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 379 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Environmental impact of this property

This property's current environmental impact rating is F. It has the potential to be D.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	7.7 tonnes of CO2
This property's potential production	3.1 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 4.6 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (44) to C (77).

Potential energy rating: **C**

Do I need to follow these steps in order?

Step 1: Room-in-roof insulation

Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£188
Potential rating after completing step 1	52	E

Step 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£260
Potential rating after completing steps 1 and 2	62	D

Step 3: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£45
Potential rating after completing steps 1 to 3	64	D

Step 4: Low energy lighting

Low energy lighting

Typical installation cost	£30
Typical yearly saving	£43
Potential rating after completing steps 1 to 4	65	D

Step 5: Heating controls (room thermostat)

Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£30
Potential rating after completing steps 1 to 5	66	D

Step 6: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£30
Potential rating after completing steps 1 to 6	68	D

Step 7: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£312
Potential rating after completing steps 1 to 7	77	C

Paying for energy improvements

Find energy grants and ways to save energy in your home.

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1377
Potential saving	£596

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	19071 kWh per year
Water heating	2103 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	222 kWh per year
Solid wall insulation	4643 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Douglas Duncan
Telephone	01223 690043
Email	doug@cambridge.hcepc.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019588
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	28 March 2019
Date of certificate	28 March 2019
Type of assessment	RdSAP

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 dluhc_digital.services@levelingup.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number	8107-6636-8370-9996-4613
Expired on	18 June 2019