

Energy performance certificate (EPC)

19, Smeeth Road
Marshland St. James
WISBECH
PE14 8JF

Energy rating

D

Valid until 15 September 2026

Certificate number

8800-0901-5229-2297-2863

Property type

Detached house

Total floor area

124 square metres

Rules on letting this property

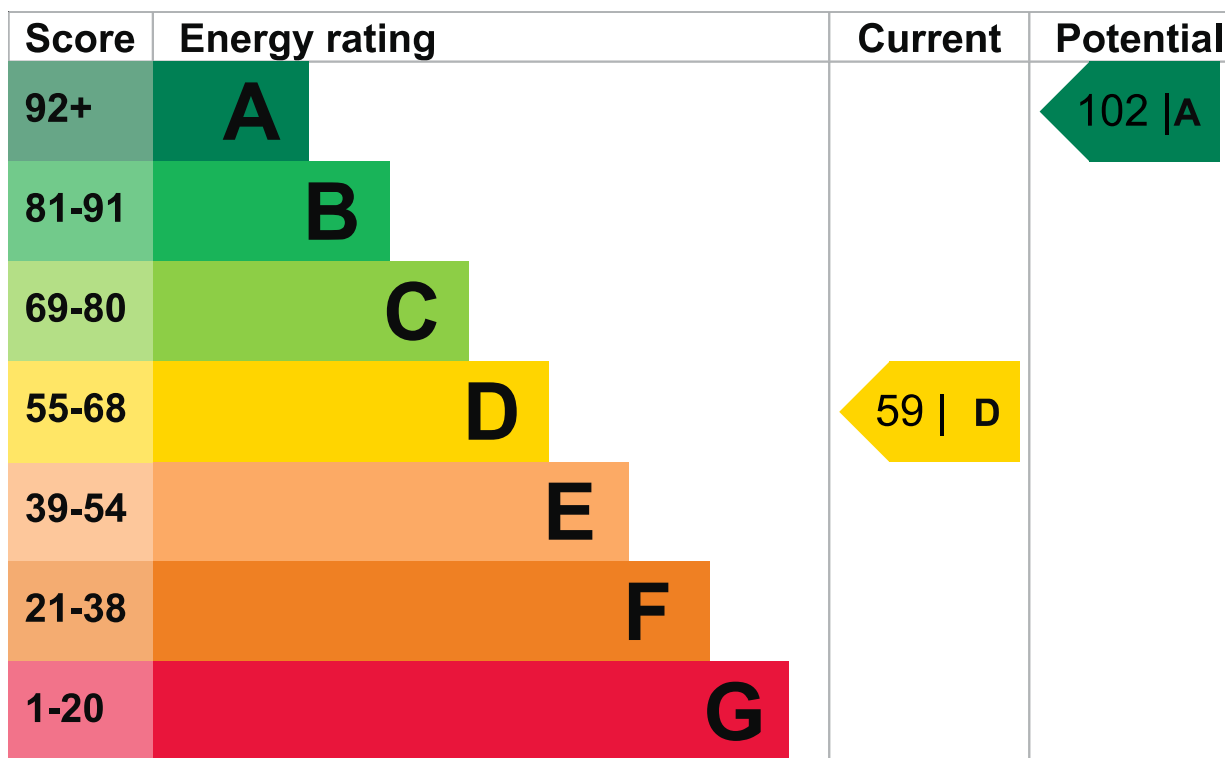
Properties can be rented if they have an energy rating from A to E.

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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be A.

[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.

The average energy rating and score for a property in England and Wales are D (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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, insulated (assumed)	Good
Window	Mostly multiple glazing	Good

Feature	Description	Rating
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, plus solar	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 177 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

6.5 tonnes of CO₂

This property's potential production

0.7 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 5.8 tonnes per year. This will help to protect the environment.

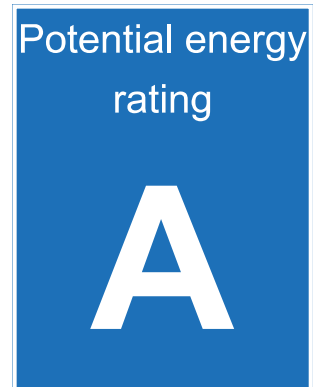
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (59) to A (102).

► [What is an energy rating?](#)



Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£492

Potential rating after carrying out recommendation 1

79 | C

Recommendation 2: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£72

Potential rating after carrying out recommendations 1 and 2

82 | B

Recommendation 3: Condensing boiler (separate from the range cooker)

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£22

Potential rating after carrying out recommendations 1 to 3

83 | B

Recommendation 4: High performance external doors

High performance external doors

Typical installation cost

£2,500

Typical yearly saving

£33

Potential rating after carrying out recommendations 1 to 4

84 | B

Recommendation 5: Wind turbine

Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£594

Potential rating after carrying out recommendations 1 to 5

102 | A

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1361

Potential saving

£620

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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

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

Estimated energy used to heat this property

Space heating

21886 kWh per year

Water heating

2954 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	67 kWh per year
Solid wall insulation	9461 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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

Anthony Morley

Telephone

07973 523398

Email

anthony@ampropertysolutions.co.uk

Accreditation scheme contact details**Accreditation scheme**

NHER

Assessor ID

NHER003246

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**

No related party

Date of assessment

10 August 2016

Date of certificate

16 September 2016

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 mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

Certificate number

[8626-7923-1250-0295-8922 \(/energy-certificate/8626-7923-1250-0295-8922\)](#)

Valid until

9 August 2026

Certificate number

[8800-8951-5229-8227-2363 \(/energy-certificate/8800-8951-5229-8227-2363\)](/energy-certificate/8800-8951-5229-8227-2363)

Valid until

27 July 2026

Certificate number

[0978-2928-7252-1924-9904 \(/energy-certificate/0978-2928-7252-1924-9904\)](/energy-certificate/0978-2928-7252-1924-9904)

Valid until

24 February 2025

Certificate number

[0210-2825-7225-9925-4895 \(/energy-certificate/0210-2825-7225-9925-4895\)](/energy-certificate/0210-2825-7225-9925-4895)

Valid until

24 February 2025

Certificate number

[9210-2827-7225-9904-2861 \(/energy-certificate/9210-2827-7225-9904-2861\)](/energy-certificate/9210-2827-7225-9904-2861)

Valid until

3 December 2024

Certificate number

[8800-2921-5229-4297-2173 \(/energy-certificate/8800-2921-5229-4297-2173\)](/energy-certificate/8800-2921-5229-4297-2173)

Valid until

11 September 2023
