Energy performance certificate (EPC)

31, Ward Road
CAMBRIDGE
CB1 3SY

Energy rating

D

Valid until: **15 April 2025**

Certificate number: **0740-2866-6241-9795-9565**

Property type	Semi-detached house
Total floor area	82 square metres

Rules on letting this property

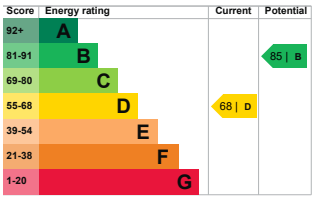
Properties can be rented if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

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

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, with external insulation	Good
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 209 kilowatt hours per square metre (kWh/m2).

Environmenta 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 3.0 tonnes of CO2

This property's toni potential production C

By making the recommendec changes, you could reduce this property's CO2 emissions by 1.7 tonnes per year. This will help to protect the environment.

Environmenta 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 (68) to B (85).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£43
2. Floor insulation (suspended floor)	£800 - £1,200	£38
3. Draught proofing	£80 - £120	£24
4. Solar water heating	£4,000 - £6,000	£35
5. Solar photovoltaic panels	£5,000 - £8,000	£272

Paying for energy improvements

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

(https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property £719

Potential saving £141

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 recommendati in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simp

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	9443 kWh per year
Water heating	2151 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	950 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.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	Peter Farthing
Telephone	07891 890 093
Email	peter.farthing@clir

Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER009531

Telephone	01455 883 250
Email	enquiries@elmhur

Assessment details

Assessor's declaration	No related party	
Date of assessment	16 April 2015	
Date of certificate	16 April 2015	
Type of assessment	RdSAP	RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance. This type of assessment can be carried out on properties built before 1 April 2008 in England and

	Wales, and