

Energy performance certificate (EPC)

5 Anglers
Way
Waterbeach
CAMBRIDGE
CB25 9RD

Energy
rating

B

Valid 7
until: **November
2027**

Certificate
number
**8753-
7239-
5299-
3488-
3906**

Property type **Detached house**

Total floor area **88 square metres**

Rules on letting this property

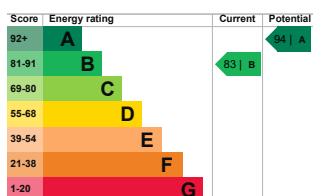
Properties can be rented if they have an energy rating from A to E.

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 B. 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.

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
Walls	Average thermal transmittance 0.28 W/m ² K	Very good
Roof	Average thermal transmittance 0.14 W/m ² K	Very good
Floor	Average thermal transmittance 0.22 W/m ² K	Good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good

Feature	Description	Rating
Air tightness	Air permeability 4.9 m ³ /h.m ² (as tested)	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 94 kilowatt hours per square metre (kWh/m²).

Environment: 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 1.5 tonnes of CO₂

This property's tonne potential production C

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.2 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 B (83) to A (94).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£32
2. Solar photovoltaic panels	£5,000 - £8,000	£290

Paying for energy improvements

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

[\(<https://www.gov.uk/improve-energy-efficiency>\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated £396
yearly energy
cost for
this
property

Potential £32
saving

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.gov.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	3217 kWh per year
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Water heating	1675 kWh per year
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Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive

[Renewable](#)

[Heat](#)

[Incentive](#)

[payments](#)

[renewable-heat-](https://www.gov.)

[incentive](https://www.gov.)

[incentive](https://www.gov.)). 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	Ben Tunningley
Telephone	084555485900
Email	ben.tunningley@js

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO027495

Telephone	0330 124 9660
Email	certification@stron

Assessment details

Assessor's declaration	No related party
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Date of assessment	8 November 2017
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Type of assessment	
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SAP

SAP (Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses detailed information about the property's construction to calculate energy performance.

This type of assessment must be carried out on all new properties built after 1 April 2008 in England and Wales, and 30 September 2008 in Northern Ireland.