

# Energy performance certificate (EPC)

56 Orchard Close  
Cottenham  
CAMBRIDGE  
CB24 8TN

Energy rating

Valid until: **23 September 2031**

**C**

Certificate number  
**0380-2874-0010-2829-5975**

Property type **Semi-detached house**

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Total floor area **122 square metres**

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## Rules on letting this property

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

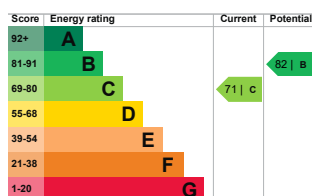
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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## Energy efficiency rating for this property

This property's current energy rating is C. 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	Cavity wall, filled cavity	Average
Roof	Pitched, insulated at rafters	Average
Roof	Flat, insulated	Average
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
	None	N/A

Feature	Description	Rating
Secondary heating		

## Primary energy use

The primary energy use for this property per year is 177 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environment: impact of this property

household  
produces C

This 3  
property tonne  
produces  
CC

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

This property's tonne potential production C

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.5 tonnes per year. This will help to protect the environment.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

Environmental impact ratings are based on assumptions about

An average 6 tonnes

average occupancy and energy use. They may not reflect how

energy is consumed by the people living at the property.

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## 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 C (71) to B (82).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£52
2. Solar water heating	£4,000 - £6,000	£29
3. Solar photovoltaic panels	£3,500 - £5,500	£369

## Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)



<https://www.gov.uk/improve-energy-efficiency>

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## Estimated energy use and potential savings

Estimated £828  
yearly energy  
cost for  
this  
property

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Potential £81  
saving

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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	12130 kWh per year
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Water heating	2292 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	Beauchamp Boulton
Telephone	01223 236639
Email	<a href="mailto:beech@casadesig">beech@casadesig</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
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Assessor ID	EES/008872
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurst.com">enquiries@elmhurst.com</a>

## Assessment details

Assessor's declaration	No related party
Date of assessment	24 September 2021
Date of certificate	24 September 2021
Type of assessment	<a href="#">RdSAP</a> 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

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built before 1

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