

Energy performance certificate (EPC)

26, Energy Valid 1 July
Lofthouse rating until: 2023
Way
Longstanton **B** Certi 8506-
CAMBRIDGE num 7721-
CB24 3FD 2039-
8707-
5373

Property Detached house
type

Total 158 square metres
floor area

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.

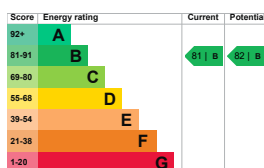
You can read [guidance for landlords on the regulations and exemptions](#)

(<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 B. 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
Walls	Average thermal transmittance 0.35 W/m ² K	Good
Roof	Average thermal transmittance 0.15 W/m ² K	Good
Floor	Average thermal transmittance 0.20 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating		Good

Feature	Description	Rating
	Boiler and radiators, mains gas	
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in 37% of fixed outlets	Average
Air tightness	Air permeability 8.0 m ³ /h.m ² (assessed average)	Average
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 95 kilowatt hours per square metre (kWh/m²).

Environment impact of this property

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

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 UK household produces

This property produces

This property's potential production

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.2 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.

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 B (81) to B (82).

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£30	£38
2. Solar water heating	£4,000 - £6,000	£39
3. Solar photovoltaic panels	£11,000 - £20,000	£226

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 £666
yearly
energy
cost for
this
property

Potential £38
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 potential saving shows how much money you could save if you [complete each recommend step in order.](#)

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.si>

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
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Space heating	7372 kWh per year
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Water heating	2454 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.

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	Thomas Mulroy
Telephone	01582 544250
Email	epc@environmeconomics.co.uk

Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER005979
Telephone	01455 883 250
Email	enquiries@elmh

Assessment details

Assessor's declaration	No related party
Date of assessment	2 July 2013
Date of certificate	2 July 2013
Type of assessment	

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.