

# Energy performance certificate (EPC)

HEATHERBRAE  
BUXTON ROAD  
CASCLETON  
S33 6WP

Energy rating

## D

Valid until  
28 April 2031

Certificate number  
0310-2236-2040-2929-2525

Property type	Semi-detached house
Total floor area	90 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 regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>).

### Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

### 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 (65) to A (104).

[What is an energy rating?](#)

Potential energy rating

## A

### Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£149

Potential rating after carrying out recommendations 1	70   C
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### Recommendation 2: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£54

Potential rating after carrying out recommendations 1 and 2	72   C
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### Recommendation 3: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£27

Potential rating after carrying out recommendations 1 to 3	73   C
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mail [enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

### Assessment details

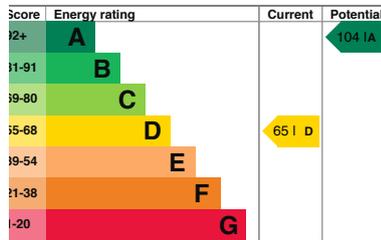
Assessor's declaration	No related party
Date of assessment	26 April 2021
Date of certificate	29 April 2021
Type of assessment	<a href="#">RdSAP</a>

### 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 [mbdy.digital-nices@communities.gov.uk](mailto:mbdy.digital-nices@communities.gov.uk), or call our helpdesk on 020 3829 0748.

Certificate number [0638-3076-6213-8789-2930](#) ([energy-certificate/0638-3076-6213-8789-2930](#))

Valid until 6 July 2021



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	Cavity wall, as built, no insulation (assumed)	Poor

### Recommendation 4: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£312

Potential rating after carrying out recommendations 1 to 4	83   B
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### Recommendation 5: Wind turbine

Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£676

Potential rating after carrying out recommendations 1 to 5	104   A
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### 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	£986
Potential saving	£229

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is 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/>).

### Leaking use in this property

Roof	Pitched, 200 mm loft insulation	Good
Windows	Fully double glazed	Good
Central heating	Boiler and radiators, mains gas	Good
Heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Walls	Suspended, no insulation (assumed)	N/A
Floors	Solid, no 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 283 kilowatt hours per square metre (kWh/m<sup>2</sup>).

[What is primary energy use?](#)

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in a home produces over a quarter of the UK's CO<sub>2</sub> emissions.

Annual average household CO <sub>2</sub> emissions	6 tonnes of CO <sub>2</sub>
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CO <sub>2</sub> this property produces	4.6 tonnes of CO <sub>2</sub>
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CO <sub>2</sub> this property's potential reduction	0.6 tonnes of CO <sub>2</sub>
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By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 4.0 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 impacted by the people living at the property.

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

### Estimated energy used to heat this property

Space heating	15230 kWh per year
Water heating	1902 kWh per year

### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Roof insulation	268 kWh per year
Cavity wall insulation	3229 kWh per year

You might be able to receive [Renewable Heat Incentive payments](#) (<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 limited 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	Emma-Jayne Garnett
Telephone	0845 0945 192
Mail	<a href="mailto:epcquery@vibrantenergymatters.co.uk">epcquery@vibrantenergymatters.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/023679
Telephone	01455 883 250