

# Energy performance certificate (EPC)

2 Reading Room Cottages The Street Swanton Novers MELTON CONSTABLE NR24 2QY	Energy rating <b>E</b>	Valid until: <b>9 January 2026</b>
		Certificate number: <b>8536-7629-4600-1141-7902</b>

Property type	Mid-terrace house
Total floor area	58 square metres

## Rules on letting this property

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

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 rating and score

This property's energy rating is E. It has the potential to be A.

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

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		116 <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	47 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, limited insulation	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, wood logs	Poor
Main heating control	TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 20% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass main heating
- Biomass secondary heating

### Primary energy use

The primary energy use for this property per year is 393 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£1,052 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £551 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 9,189 kWh per year for heating
  - 3,112 kWh per year for hot water
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## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 1.1 tonnes of CO<sub>2</sub>

This property's potential production -2.4 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£22
2. Flat roof or sloping ceiling insulation	£850 - £1,500	£63
3. Cavity wall insulation	£500 - £1,500	£33
4. Internal wall insulation	£4,000 - £14,000	£109
5. Increase hot water cylinder insulation	£15 - £30	£46
6. Draught proofing	£80 - £120	£37
7. Low energy lighting	£40	£29
8. Solar water heating	£4,000 - £6,000	£94
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£119
10. Solar photovoltaic panels	£5,000 - £8,000	£305
11. Wind turbine	£15,000 - £25,000	£590

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ruth Matsell
Telephone	07592340498
Email	<a href="mailto:rmatsell@btinternet.com">rmatsell@btinternet.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK300944
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	9 January 2016
Date of certificate	10 January 2016
Type of assessment	<a href="#">RdSAP</a>

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