# **Energy performance certificate (EPC)**

Oak Lodge Ponsbourne Manor Newgate Street Village HERTFORD SG13 8QR Energy rating

Valid until: 12 May 2027

Certificate number: 8100-2691-3129-1097-6533

Property type Detached house

Total floor area 180 square metres

# Rules on letting this property

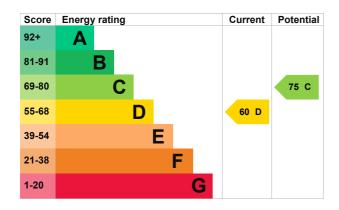
Properties can be let if they have an energy rating from A to E.

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).

# **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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

#### 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	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 31% of fixed outlets	Average
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 163 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £1,156 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 £269 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

# **Heating this property**

Estimated energy needed in this property is:

- 14,943 kWh per year for heating
- 2,897 kWh per year for hot water

#### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

#### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	7.6 tonnes of CO2
This property's potential production	4.9 tonnes of CO2

You could improve this property's CO2 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.

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£55	£53
2. Heating controls (room thermostat)	£350 - £450	£69
3. Condensing boiler	£2,200 - £3,000	£100
4. Solar water heating	£4,000 - £6,000	£46
5. Solar photovoltaic panels	£5,000 - £8,000	£284

#### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

#### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

# 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	Robin Leach
Telephone	02084461931
Email	leachom@yahoo.co.uk

#### Contacting the accreditation scheme

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

NHER001499
01455 883 250
enquiries@elmhurstenergy.co.uk
No related party
11 May 2017
13 May 2017
RdSAP