

# Energy performance certificate (EPC)

Lavender Cottage Marden HEREFORD HR1 3EU	Energy rating <b>E</b>	Valid until: <b>20 December 2027</b> Certificate number: <b>9618-9951-7252-5553-6910</b>
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Property type **Semi-detached house**

Total floor area **61 square metres**

## Rules on letting this property

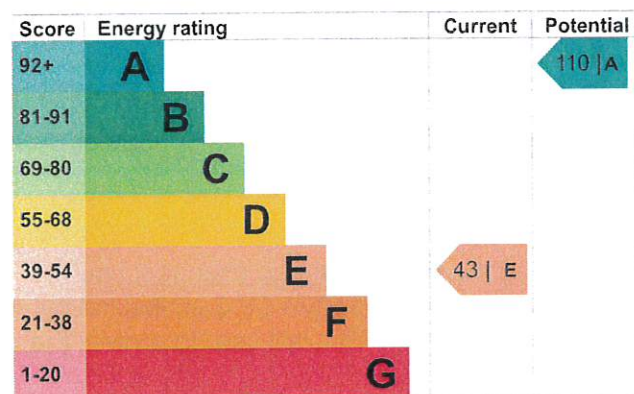
Properties can be rented if they have an energy rating from A to E.

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 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 efficiency rating for this property

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

[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, 300 mm loft insulation	Very good
Roof	Flat, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	From secondary system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 29% of fixed outlets	Average
Floor	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 664 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Environmental impact of this property

This property produces 7.2 tonnes of CO<sub>2</sub>

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

This property's potential production 1.4 tonnes of CO<sub>2</sub>

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 5.8 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 average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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

## 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 E (43) to A (110).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£39
2. Floor insulation (solid floor)	£4,000 - £6,000	£88
3. Increase hot water cylinder insulation	£15 - £30	£44
4. Low energy lighting	£25	£27
5. Hot water cylinder thermostat	£200 - £400	£22
6. High heat retention storage heaters	£800 - £1,200	£183
7. Solar water heating	£4,000 - £6,000	£52
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£88
9. Solar photovoltaic panels	£5,000 - £8,000	£304
10. Wind turbine	£15,000 - £25,000	£602

### 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)



## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1179
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Potential saving	£543
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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 potential saving shows how much money you could save if you [complete each recommended step in order](#).

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

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## 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	11197 kWh per year
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Water heating	3636 kWh per year
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### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	1257 kWh per year
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## 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	Richard Corfield
Telephone	01432 275 820
Email	<a href="mailto:herefordepcs@aol.com">herefordepcs@aol.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020560
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	19 December 2017
Date of certificate	21 December 2017
Type of assessment	<a href="#">RdSAP</a>

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