| Energy performance certificate (EPC)                            |               |   |
|---|---------------|---|
| Lowlands Farm<br>Trumfleet Lane<br>Moss<br>DONCASTER<br>DN6 0DJ | Energy rating | Valid until: 3 December 2033 Certificate number: 2007-3932-3209-2137-8200 |
| Property type   |               | Detached house  |
| Total floor area  |               | 413 square metres   |

# Rules on letting this property

# You may not be able to let this property

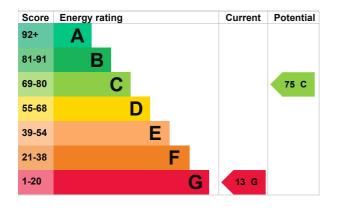
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

## Energy rating and score

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

<u>See how to improve this property's energy</u> <u>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                 | Solid brick, as built, no insulation (assumed)      | Very poor |
| Wall                 | Cavity wall, as built, insulated (assumed)          | Good      |
| Roof                 | Pitched, insulated (assumed)                        | Average   |
| Roof                 | Roof room(s), no insulation (assumed)               | Very poor |
| Window               | Fully double glazed                                 | Average   |
| Main heating         | Boiler and radiators, oil                           | Poor      |
| Main heating control | No time or thermostatic control of room temperature | Very poor |
| Hot water            | From main system, no cylinder thermostat            | Very poor |
| Lighting             | Low energy lighting in 45% of fixed outlets         | Good      |
| Floor                | Solid, no insulation (assumed)                      | N/A       |
| Floor                | Suspended, no insulation (assumed)                  | N/A       |
| Secondary heating    | Room heaters, smokeless fuel                        | N/A       |

#### Primary energy use

The primary energy use for this property per year is 396 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£11,167 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 £7,224 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 69,844 kWh per year for heating
- 4,098 kWh per year for hot water

## Impact on the environment

|   |                 | The property produced   |                      |
|---|-----------------|---|----------------------|
| This property's current env<br>rating is G. It has the poter  | •               | This property's potential production  | 13.0 tonnes of CO2   |
| Properties get a rating from A (best) to G<br>(worst) on how much carbon dioxide (CO2)<br>they produce each year. |                 | You could improve this property's CO2<br>emissions by making the suggested changes.<br>This will help to protect the environment. |                      |
| Carbon emissions  |                 | These ratings are based<br>about average occupanc   | y and energy use.    |
| An average household<br>produces  | 6 tonnes of CO2 | People living at the property may use differ amounts of energy.   | any may use unlerent |

This property produces

46.0 tonnes of CO2

# Changes you could make

| Step   | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Room-in-roof insulation                         | £1,500 - £2,700           | £3,092                |
| 2. Internal or external wall insulation            | £4,000 - £14,000          | £1,221                |
| 3. Floor insulation (solid floor)                  | £4,000 - £6,000           | £269                  |
| 4. Low energy lighting                             | £60                       | £146                  |
| 5. Heating controls (programmer, thermostat, TRVs) | £350 - £450               | £665                  |
| 6. Condensing boiler                               | £2,200 - £3,000           | £1,830                |
| 7. Solar photovoltaic panels                       | £3,500 - £5,500           | £625                  |
| 8. Wind turbine                                    | £15,000 - £25,000         | £1,313                |

### 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 | Andrew Sagar                      |
|-----------------|-----------------------------------|
| Telephone       | 07903 588 299                     |
| Email           | orders@asbuiltenergysurveys.co.uk |

#### Contacting the accreditation scheme

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

| Accreditation scheme | Elmhurst Energy Systems Ltd    |
|----------------------|--------------------------------|
| Assessor's ID        | EES/021302                     |
| Telephone            | 01455 883 250                  |
| Email                | enquiries@elmhurstenergy.co.uk |

#### About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment     | 20 November 2023 |
| Date of certificate    | 4 December 2023  |
| Type of assessment     | RdSAP            |