

Energy performance certificate (EPC)

95, Sluice Road Denver DOWNHAM MARKET PE38 0DZ	Energy rating F	Valid until: 3 September 2027
Certificate number: 9598-4037-7235-1743-7950		

Property type	Detached house
Total floor area	151 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. 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>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

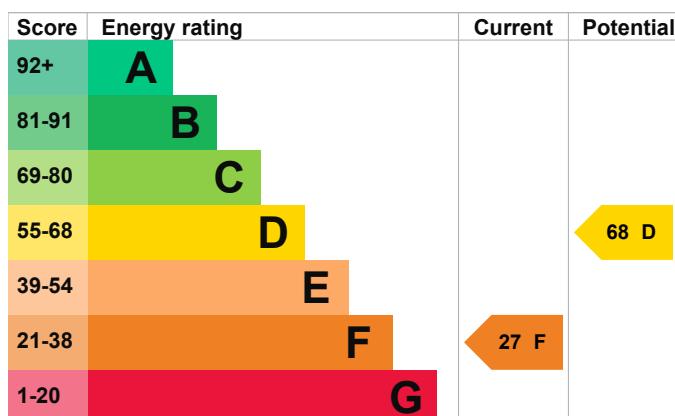
[See how to improve this property's energy efficiency](#).

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



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	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, insulated	Average
Window	Mostly double glazing	Good
Main heating	Boiler and radiators, anthracite	Poor
Main heating	Electric storage heaters	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Main heating control	Manual charge control	Poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 58% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	Room heaters, anthracite	N/A

Primary energy use

The primary energy use for this property per year is 509 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£2,983 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 £1,469 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:

- 28,245 kWh per year for heating
- 3,963 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces	26.0 tonnes of CO2
This property's potential production	12.0 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£4,000 - £14,000	£1,116
2. Floor insulation (solid floor)	£4,000 - £6,000	£176
3. Increase hot water cylinder insulation	£15 - £30	£28
4. Low energy lighting	£40	£28
5. Solar water heating	£4,000 - £6,000	£122
6. Solar photovoltaic panels	£5,000 - £8,000	£302

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 \(www.gov.uk/apply-great-british-insulation-scheme\)](https://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://www.gov.uk/energy-company-obligation)

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	John Denby
Telephone	01502 564 591
Email	john@ecea.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	Stroma Certification Ltd
Assessor's ID	STRO001304
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	11 May 2017
Date of certificate	4 September 2017
Type of assessment	RdSAP