Energy performance certificate (EPC)			
23 Hawes Lane Wicken	Energy rating	Valid until:	2 June 2031
ELY CB7 5ZW	В	Certificate number:	0585-3418-7157-2229-4661
Property type	Semi-detached house		
Total floor area	79 square metres		

## Rules on letting this property

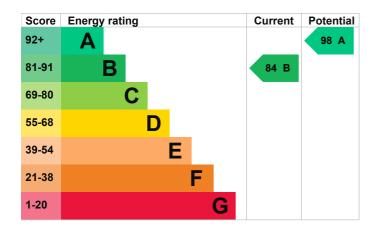
Properties can be let if they have an energy rating from A to E.

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 energy rating is B. 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

## 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
Walls	Average thermal transmittance 0.20 W/m²K	Very good
Roof	Average thermal transmittance 0.11 W/m²K	Very good
Floor	Average thermal transmittance 0.18 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Air source heat pump, Systems with radiators, electric	Very good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 5.1 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 96 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend **£465 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 £93 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 2,414 kWh per year for heating
- 1,963 kWh per year for hot water

## Impact on the environment

ent	This property produces	1.3 tonnes of CO2
act rating is B. It	This property's potential production	0.1 tonnes of CO2
	average occupancy and ener	rgy use. People living at
6 tonnes of CO2	the property may use different amounts of ene	nt amounts of energy.
	act rating is B. It t) to G (worst) on ney produce each	act rating is B. ItThis property's potential productiont) to G (worst) on ney produce eachYou could improve this proper making the suggested chang protect the environment.These ratings are based on a average occupancy and ener the property may use different

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£93
2. Solar photovoltaic panels	£3,500 - £5,500	£350

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (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	Ian Gowler
Telephone	01354667005
Email	ian@peasItd.co.uk

### Contacting the accreditation scheme

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

Assessor's IDSTR0034080Telephone0330 124 9660Emailcertification@stroma.com	Accreditation scheme	Stroma Certification Ltd
	Assessor's ID	STR0034080
Email certification@stroma.com	Telephone	0330 124 9660
	Email	certification@stroma.com

#### About this assessment

Assessor's declaration	No related party
Date of assessment	28 May 2021
Date of certificate	3 June 2021
Type of assessment	SAP