

# Energy performance certificate (EPC)

33 BREACH ROAD  
DENBY VILLAGE  
RIPLEY  
DE5 8PS

Energy rating

F

Valid until 22 November 2030

Certificate number

9280-2130-4090-2020-2035

## Property type

Detached house

## Total floor area

95 square metres

## Rules on letting this property



## You may not be able to let this property

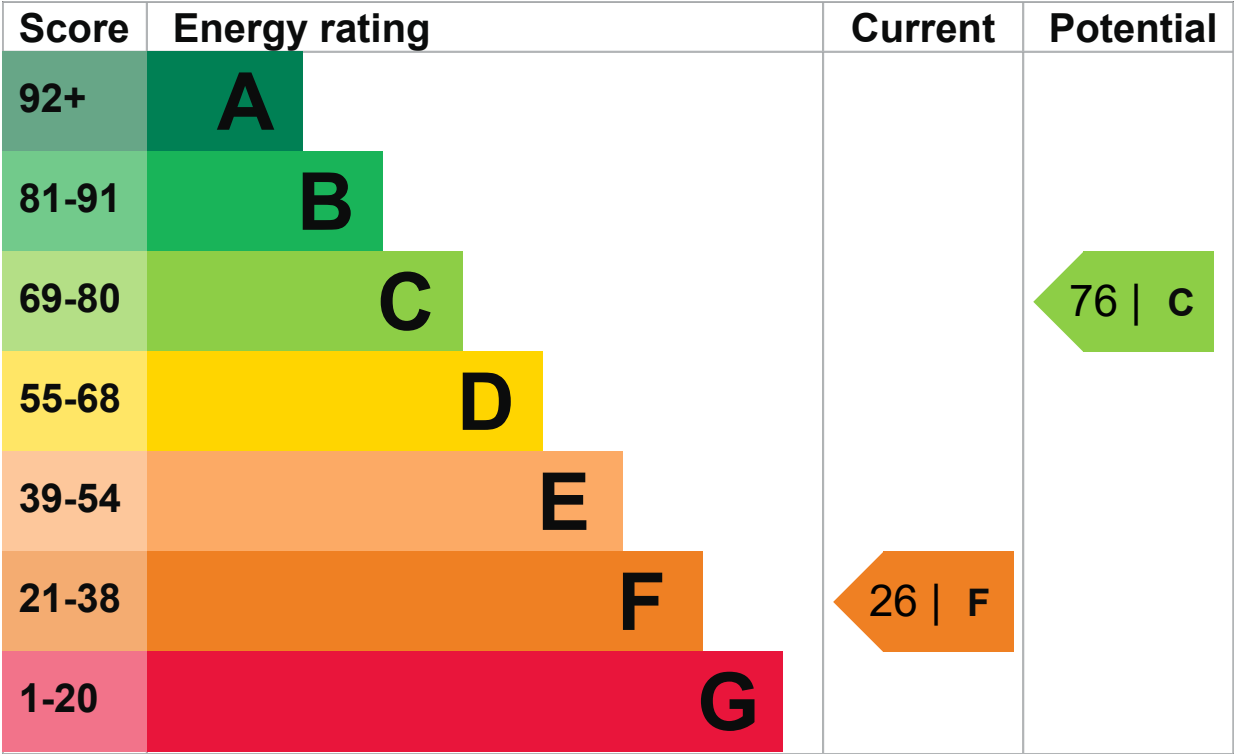
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy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

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

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

[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 this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 11% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 630 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

11.0 tonnes of CO<sub>2</sub>

### This property's potential production

3.1 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 7.9 tonnes per year. This will help to protect the environment.

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.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (26) to C (76).

► [What is an energy rating?](#)



### Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

#### Typical installation cost

£850 - £1,500

#### Typical yearly saving

£67

#### Potential rating after carrying out recommendation 1

28 | F

### Recommendation 2: Cavity wall insulation

Cavity wall insulation

#### Typical installation cost

£500 - £1,500

#### Typical yearly saving

£58

#### Potential rating after carrying out recommendations 1 and 2

29 | F

### Recommendation 3: Internal or external wall insulation

Internal or external wall insulation

#### Typical installation cost

£4,000 - £14,000

Typical yearly saving	£418
Potential rating after carrying out recommendations 1 to 3	41   E

## Recommendation 4: Floor insulation (suspended floor)

Floor insulation (suspended floor)	
Typical installation cost	£800 - £1,200
Typical yearly saving	£110
Potential rating after carrying out recommendations 1 to 4	45   E

## Recommendation 5: Low energy lighting

Low energy lighting	
Typical installation cost	£40
Typical yearly saving	£55
Potential rating after carrying out recommendations 1 to 5	47   E

## Recommendation 6: Heating controls (programmer, room thermostat and TRVs)

Heating controls (programmer, thermostat, TRVs)	
Typical installation cost	£350 - £450

Typical yearly saving	£130
Potential rating after carrying out recommendations 1 to 6	52   E

## Recommendation 7: Replace boiler with new condensing boiler

Condensing boiler	
Typical installation cost	£2,200 - £3,000
Typical yearly saving	£345
Potential rating after carrying out recommendations 1 to 7	65   D

## Recommendation 8: Solar water heating

Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£38
Potential rating after carrying out recommendations 1 to 8	66   D

## Recommendation 9: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels	
Typical installation cost	£3,500 - £5,500

Typical yearly saving

£322

Potential rating after carrying out recommendations 1 to 9

76 | C

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

£2106

Potential saving

£1221

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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

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

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

24194.0 kWh per year

Water heating

3573.0 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	3263 kWh per year
Cavity wall insulation	940 kWh per year
Solid wall insulation	6831 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The

estimated energy required for space and water heating will form the basis of the payments.

## 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

Lewis Bovell

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### Telephone

07889401063

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### Email

[lewis@prtproperty.co.uk](mailto:lewis@prtproperty.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Stroma Certification Ltd

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### Assessor ID

STRO034970

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### Telephone

0330 124 9660

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### Email

[certification@stroma.com](mailto:certification@stroma.com)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment



20 November 2020

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**Date of certificate**

23 November 2020

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**Type of assessment**

► [RdSAP](#)

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**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.