Well Cottage Lingwood Lane Woodborough NOTTINGHAM NG14 6DY Property type Semi-detached house Total floor area Energy rating Valid until: 13 July 2026 Certificate number: 0545-2852-7631-9996-2791

Rules on letting this property



You may not be able to let this property

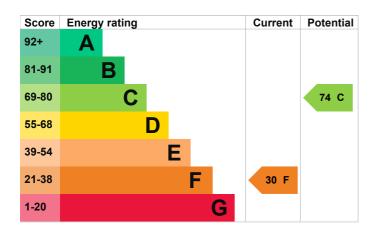
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

Energy rating and score

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

<u>See how to improve this property's energy 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, partial insulation (assumed)	Average
Roof	Pitched, 12 mm loft insulation	Very poor
Roof	Pitched, 75 mm loft insulation	Average
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, LPG	Poor
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer, room thermostat and TRVs	Good
Main heating control	No thermostatic control of room temperature	Poor
Hot water	From main system	Poor
Lighting	Low energy lighting in 6% of fixed outlets	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 259 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £2,846 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 £1,146 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 21,788 kWh per year for heating
- 4,379 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be B.

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

This property produces 9.0 tonnes of CO2 This property's potential 2.5 tonnes of CO2 production

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.

Carbon emissions

An average household produces

6 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£340
2. Cavity wall insulation	£500 - £1,500	£215
3. Internal wall insulation	£4,000 - £14,000	£249
4. Floor insulation (solid floor)	£4,000 - £6,000	£105
5. Increase hot water cylinder insulation	£15 - £30	£61
6. Low energy lighting	£75	£56
7. Solar water heating	£4,000 - £6,000	£119
8. Solar photovoltaic panels	£5,000 - £8,000	£268
9. Wind turbine	£15,000 - £25,000	£552

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (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)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (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	Francis Brennan
Telephone	01217021406
Email	f.brennan1@talktalk.net

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	STRO016945	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	12 July 2016	
Date of certificate	14 July 2016	