

Energy performance certificate (EPC)

34, Victoria Road
CAMBRIDGE
CB4 3DU

Energy rating

E

Valid until 21 February 2022

Certificate number

8732-6822-9090-5509-0922

Property type

End-terrace house

Total floor area

188 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on 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).

Energy efficiency rating for this property

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 47 E | 47 E |
| 21-38 | F | | |
| 1-20 | G | | |

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 the number the lower your fuel bills 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 |

ergy is consumed by the people living at the property.

ow to improve this property’s energy performance

aking any of the recommended changes will improve this property’s energy efficiency.

rou make all of the recommended changes, this will improve the property’s energy rating and
ore from E (47) to E (47).

[What is an energy rating?](#)



Recommendation 1: Internal or external wall insulation

ernal or external wall insulation

Typical installation cost Â£5,500 - Â£14,500

Typical yearly saving £399

Potential rating after carrying out recommendation 1 58 | D

Recommendation 2: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

Typical installation cost Â£11,000 - Â£20,000

Typical yearly saving £227

Potential rating after carrying out recommendations 1 and 2 63 | D

aying 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 £2061

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is 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 | 31864 kWh per year |
| Water heating | 2345 kWh per year |

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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 | William Wyatt |
| Telephone | 07779 620 593 |
| Email | tony@yourenergyassessor.co.uk |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | BRE |
| Assessor ID | BREC200886 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

Assessment details

| | |
|------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 21 February 2012 |
| Date of certificate | 22 February 2012 |
| Type of assessment | ► RdSAP |

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, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.