

Energy performance certificate (EPC)

Leyground Cottage Shocklach MALPAS SY14 7BT	Energy rating <div>E</div>	Valid until: 20 September 2031
		Certificate number: 0230-2786-0010-2099-3095

Property type	Detached house
Total floor area	184 square metres

Rules on letting this property

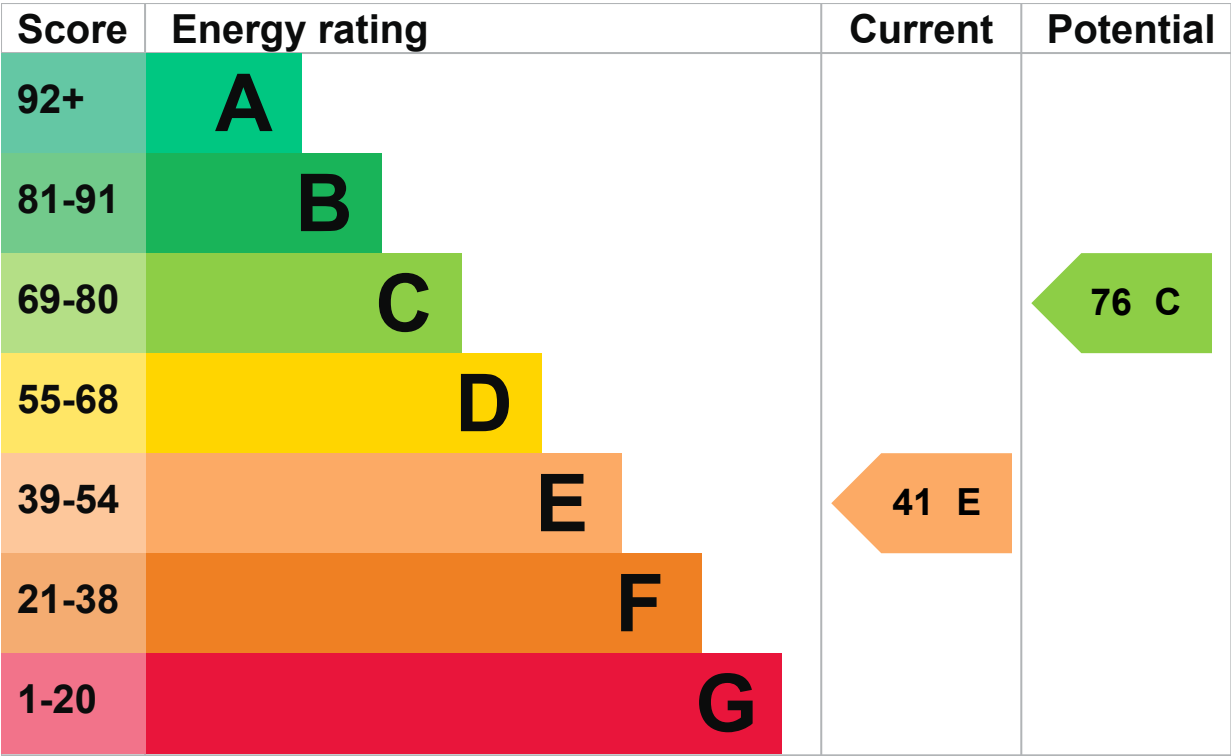
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. It has the potential to be C.

[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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good

Feature	Description	Rating
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 257 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,896 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 £904 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:

- 18,637 kWh per year for heating
- 3,907 kWh per year for hot water

Impact on the environment

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

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	12.0 tonnes of CO2
This property's potential production	5.1 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

► [Do I need to follow these steps in order?](#)

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
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Typical yearly saving	£40
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Potential rating after completing step 1	42 E
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Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
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Typical yearly saving	£190
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Potential rating after completing steps 1 and 2	48 E
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Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£58
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Potential rating after completing steps 1 to 3	49 E
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Step 4: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
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Typical yearly saving	£21
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Potential rating after completing
steps 1 to 4

50 E

Step 5: Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£27

Potential rating after completing
steps 1 to 5

51 E

Step 6: Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£119

Potential rating after completing
steps 1 to 6

55 D

Step 7: Condensing boiler (separate from the range cooker)

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£403

Potential rating after completing
steps 1 to 7

69 C

Step 8: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£45

Potential rating after completing
steps 1 to 8

70 C

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£333
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Potential rating after completing steps 1 to 9
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76 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [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

Charlotte Hatton

Telephone

02039056099

Email

charlottehatton@fourwalls-group.com
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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

STRO035650

Telephone0330 124 9660

Emailcertification@stroma.com

About this assessment

Assessor's declarationNo related party

Date of assessment16 September 2021

Date of certificate21 September 2021

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 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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[Service performance \(/service-performance\)](#)

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