

Energy performance certificate (EPC)

Roughcast Farm
Hatfield
LEOMINSTER
HR6 0SF

Energy rating

G

Valid until: 15 February 2025

Certificate number: 9598-1077-7272-3735-2994

Property type

Detached house

Total floor area

141 square metres

Rules on letting this property



You may not be able to let this property

This property has an energy rating of G. 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 let 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 rating and score

This property’s current energy rating is G. It has the potential to be B.

[See how to improve this property’s energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	9 G	

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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Gas range cooker, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 20% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, anthracite	N/A

Primary energy use

The primary energy use for this property per year is 847 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Stone walls present, not insulated



How this affects your energy bills

An average household would need to spend **£3,823 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 £2,666 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 33,234 kWh per year for heating
- 8,789 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is G. It has the potential to be D.

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

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 25.0 tonnes of CO₂

This property's potential production 4.5 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	\$100 - \$350	£183
2. Internal or external wall insulation	\$4,000 - \$14,000	£1,046
3. Floor insulation (solid floor)	\$4,000 - \$6,000	£158
4. Insulate hot water cylinder with 80 mm jacket	\$15 - \$30	£481
5. Draught proofing	\$80 - \$120	£50

Step	Typical installation cost	Typical yearly saving
6. Low energy lighting	\$60	£48
7. Hot water cylinder thermostat	\$200 - \$400	£62
8. High heat retention storage heaters	\$2,800 - \$4,200	£313
9. Solar water heating	\$4,000 - \$6,000	£173
10. Replace single glazed windows with low-E double glazed windows	\$3,300 - \$6,500	£153
11. Solar photovoltaic panels	\$5,000 - \$8,000	£285
12. Wind turbine	\$15,000 - \$25,000	£569

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting 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	Sergio Batista
Telephone	01639330500
Email	admin@c2cenergy.co.uk

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	STRO022637
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	11 February 2015
Date of certificate	16 February 2015
Type of assessment	RdSAP