

# Energy performance certificate (EPC)

Lydgate Farm Holmesfield DRONFIELD S18 7WB	Energy rating <b>E</b>	Valid until: <b>5 April 2027</b>
		Certificate number: <b>0068-1017-7254-2143-8964</b>

## Property type

Detached house

## Total floor area

250 square metres

## Rules on letting this property

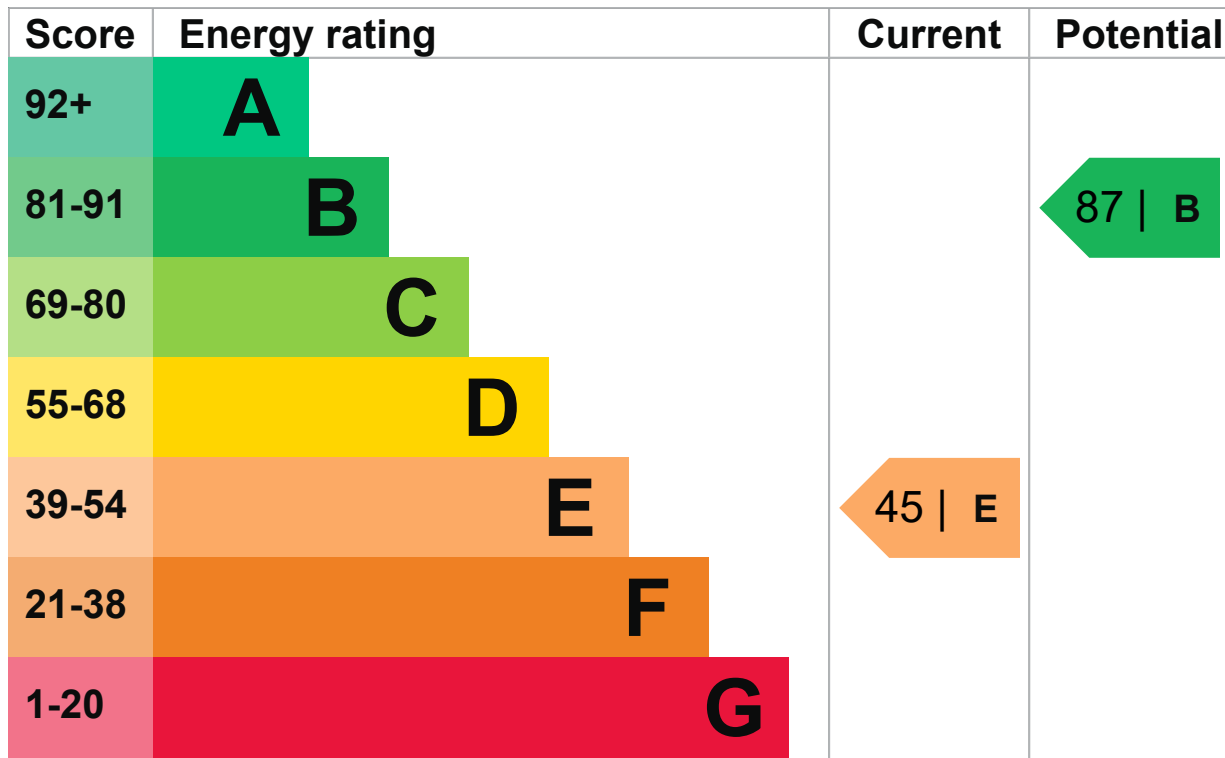
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

[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 the number the lower your fuel 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

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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average

Feature	Description	Rating
Roof	Pitched, insulated at rafters	Average
Roof	Pitched, no insulation	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in 41% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

## Primary energy use

The primary energy use for this property per year is 231 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [What is primary energy use?](#)

## Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)  
The assessment does not include any feed-in tariffs that may be applicable to this property.

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

## An average household produces

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

## This property produces

16.0 tonnes of CO2

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**This property's potential production**5.2 tonnes of CO2

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By making the [recommended changes](#), you could reduce this property's CO2 emissions by 10.8 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.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (45) to B (87).

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



### Step 1: Increase loft insulation to 270 mm

#### Typical installation cost

£100 - £350

#### Typical yearly saving

£101

#### Potential rating after completing step 1

48 | E

### Step 2: Internal or external wall insulation

#### Typical installation cost

£4,000 - £14,000

#### Typical yearly saving

£484

#### Potential rating after completing steps 1 and 2

60 | D

### Step 3: Floor insulation (solid floor)

#### Typical installation cost

£4,000 - £6,000

#### Typical yearly saving

£75

#### Potential rating after completing steps 1 to 3

61 | D

## Step 4: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£103

Potential rating after completing steps 1 to 4

64 | D

## Step 5: Low energy lighting

Typical installation cost

£80

Typical yearly saving

£51

Potential rating after completing steps 1 to 5

65 | D

## Step 6: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£359

Potential rating after completing steps 1 to 6

74 | C

## Step 7: Solar water heating

## Typical installation cost

£4,000 - £6,000

## Typical yearly saving

£48

## Potential rating after completing steps 1 to 7

75 | C

## Step 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

## Typical installation cost

£3,300 - £6,500

## Typical yearly saving

£88

## Potential rating after completing steps 1 to 8

78 | C

## Step 9: Wind turbine

## Typical installation cost

£15,000 - £25,000

## Typical yearly saving

£556

## Potential rating after completing steps 1 to 9

87 | B

## 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.

## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

## Estimated yearly energy cost for this property

£2688

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## Potential saving if you complete every step in order

£1309

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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.

## Heating use in this property

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

### Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	38238 kWh per year
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Water heating	3140 kWh per year
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### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	1681 kWh per year
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Solid wall insulation	8101 kWh per year
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## Saving energy in this property

[Find ways to save energy in your home.](#)

### 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

Michael Dunleavy

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### Telephone

08450945192

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### Email

[enquiries@vibrantenergymatters.co.uk](mailto:enquiries@vibrantenergymatters.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

ECMK

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### Assessor ID

ECMK300425

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### Telephone

0333 123 1418

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### Email

[info@ecmk.co.uk](mailto:info@ecmk.co.uk)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

6 April 2017

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### Date of certificate

6 April 2017

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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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

### Certificate number

[8214-7823-2150-6461-7906 \(/energy-certificate/8214-7823-2150-6461-7906\)](#)

### Valid until

8 July 2024

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