

# Energy performance certificate (EPC)

Manor Farm Onecote LEEK ST13 7RY	Energy rating <b>G</b>	Valid until: <b>18 August 2031</b> Certificate number: <b>3039-8028-6000-0019-9296</b>
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Property type  
Detached house

Total floor area  
168 square metres

Rules on letting this property

**! You may not be able to let this property**

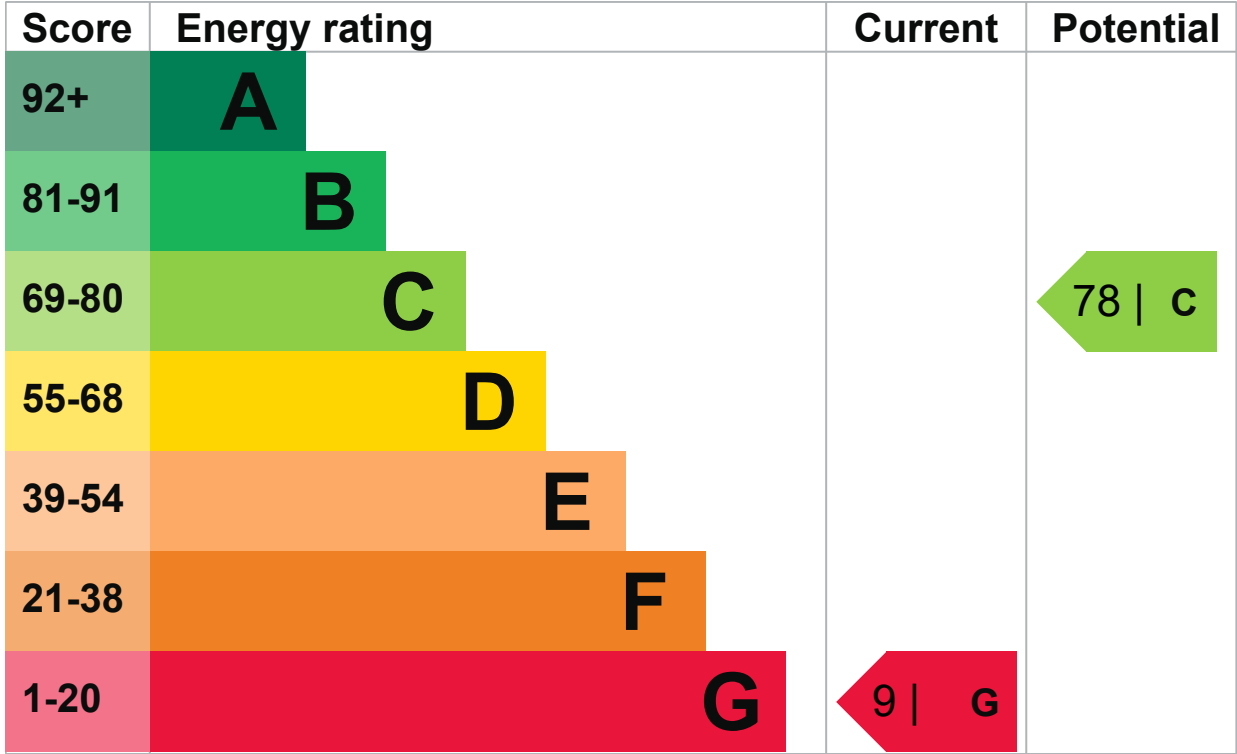
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energ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

Properties can be rented if they have an energy rating from A to E. The [recommendations section \(https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3039-8028-6000-0019-9296#recommendations\)](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3039-8028-6000-0019-9296#recommendations) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

[See how to improve this property's energy performance. \(https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3039-8028-6000-0019-9296#recommendations\)](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3039-8028-6000-0019-9296#recommendations)



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
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Good

Feature	Description	Rating
Main heating	Boiler and radiators, dual fuel (mineral and wood)	Poor
Main heating control	TRVs and bypass	Average
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 41% of fixed outlets	Average
Floor	Solid, no insulation (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 627 kilowatt hours per square metre (kWh/m2).

► [What is primary energy use?](#)

## Additional information

Additional information about this property:

- Stone walls present, not insulated

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK’s CO2 emissions.

### An average household produces

6 tonnes of CO2

### This property produces

23.0 tonnes of CO2

### This property’s potential production

5.5 tonnes of CO2

By making the [recommended changes \(https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3039-8028-6000-0019-9296#recommendations\)](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3039-8028-6000-0019-9296#recommendations), you could reduce this property’s CO2 emissions by 17.5 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.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from G (9) to C (78).

► [What is an energy rating?](#)



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

Increase loft insulation to 270 mm

#### Typical installation cost

£100 - £350

#### Typical yearly saving

£996

#### Potential rating after carrying out recommendation 1

21 | F

### Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

#### Typical installation cost

£4,000 - £14,000

#### Typical yearly saving

£1,594

#### Potential rating after carrying out recommendations 1 and 2

48 | E

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

Floor insulation (solid floor)

#### Typical installation cost

£4,000 - £6,000

## Typical yearly saving

£226

## Potential rating after carrying out recommendations 1 to 3

53 | E

## Recommendation 4: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

### Typical installation cost

£15 - £30

### Typical yearly saving

£31

## Potential rating after carrying out recommendations 1 to 4

54 | E

## Recommendation 5: Low energy lighting

Low energy lighting

### Typical installation cost

£50

### Typical yearly saving

£43

## Potential rating after carrying out recommendations 1 to 5

54 | E

## Recommendation 6: Solar water heating

Solar water heating

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

Potential rating after carrying out recommendations 1 to 6



Recommendation 7: High performance external doors

High performance external doors

Typical installation cost

£1,500

Typical yearly saving

£55

Potential rating after carrying out recommendations 1 to 7



Recommendation 8: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£329

Potential rating after carrying out recommendations 1 to 8



Recommendation 9: Wind turbine

Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£684

## Potential rating after carrying out recommendations 1 to 9

78 | C

## Paying 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

£4978

#### Potential saving

£3114

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.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3039-8028-6000-0019-9296#recommendations) (https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3039-8028-6000-0019-9296#recommendations).

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

40221 kWh per year

#### Water heating

2325 kWh per year

### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	9243 kWh per year
Solid wall insulation	14792 kWh per year

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

Christine Dakin

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### Telephone

01538373308

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### Email

[chris@grahamwatkins.co.uk](mailto:chris@grahamwatkins.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/019847

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### Telephone

01455 883 250

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### Email

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

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## Assessment details

### Assessor's declaration

Employed by the professional dealing with the property transaction

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### Date of assessment

11 August 2021

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### Date of certificate



19 August 2021

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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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.