

# Energy performance certificate (EPC)

 This certificate has expired.

23, Lakin Drive Bishops Itchington SOUTHAM CV47 2TE	Energy rating  <b>C</b>	This certificate expired on:	3 August 2018
		Certificate number:	8088-6128-4430-3917-0002

Total floor area 97 square metres

## Rules on letting this property

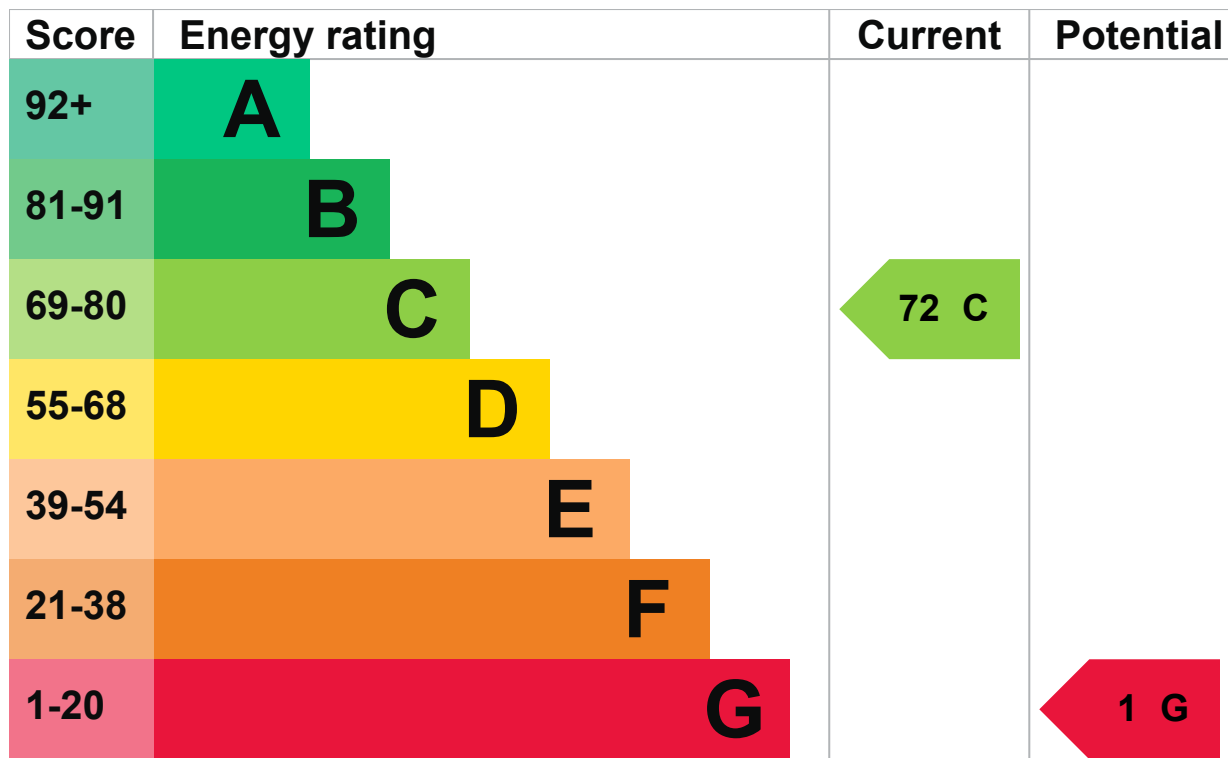
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be G.

[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	Wall	Good
Roof	Roof	Very poor
Window	Window	Good
Main heating	Main-Heating	Very good

Feature	Description	Rating
Main heating control	Main-Heating-Controls	Poor
Hot water	Hot-Water	Very good
Lighting	Lighting	Very good
Floor	Floor	N/A
Secondary heating	Secondary-Heating	N/A

## Primary energy use

The primary energy use for this property per year is 15486 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£479.14 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 £-10.48 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2008** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces	6 tonnes of CO <sub>2</sub>
This property produces	3150.2 tonnes of CO <sub>2</sub>
This property's potential production	3150.2 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> 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: Solar photovoltaics panels, 25% of roof area

Typical installation cost

Information unavailable

Typical yearly saving

£43

Potential rating after completing step 1

74 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:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

## 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

Gary Needham

Telephone

01908 442105

Email

[info@sava.org.uk](mailto:info@sava.org.uk)

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	SAVA
Assessor's ID	NHER002188
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Assessor's declaration	No assessor's declaration provided
Date of assessment	3 August 2008
Date of certificate	4 August 2008
Type of assessment	► <a href="#">RdSAP</a>

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

There are no related certificates for this property.



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