

Energy performance certificate (EPC)

Station House Station Road Ollerton NEWARK NG22 9BU		Energy rating G	Valid until: 19 January 2027	Certificate number: 8256-7629-1159-4590-7996

Total floor area	144 square metres
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Rules on letting this property

 You may not be able to let this property

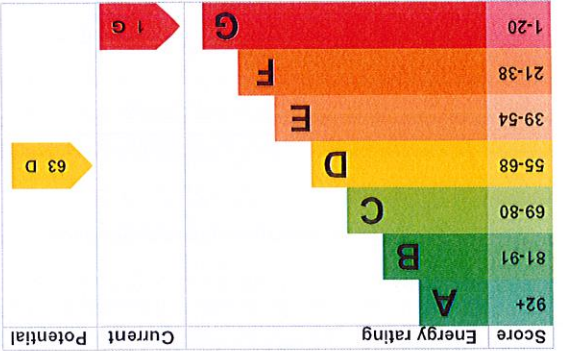
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>). Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is G. It has the potential to be D. [See how to improve this property's energy efficiency.](#)

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)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, bottled LPG	Very poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 30% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 397 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£5,206 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 £3,317 per year** if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2017 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:

- 26,695 kWh per year for heating
- 4,523 kWh per year for hot water

Impact on the environment

This property produces 12.0 tonnes of CO2

This property's potential production 1.9 tonnes of CO2

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

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

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. Cavity wall insulation	£500 - £1,500	£1,509
2. Floor insulation (suspended floor)	£800 - £1,200	£226
3. Floor insulation (solid floor)	£4,000 - £6,000	£100
4. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£102
5. Heating controls (room thermostat and TRVs)	£350 - £450	£328

Step	Typical installation cost	Typical yearly saving
6. Condensing boiler	£2,200 - £3,000	£897
7. Flue gas heat recovery	£400 - £900	£44
8. Solar water heating	£4,000 - £6,000	£112
9. Solar photovoltaic panels	£5,000 - £8,000	£270
10. Wind turbine	£15,000 - £25,000	£552

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	Adrian Condren
Telephone	033333350591
Email	condrenadrian@gmail.com

Contacting the accredited 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	STRO030041
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	10 November 2016
Date of certificate	20 January 2017
Type of assessment	RdSAP