# **Energy performance certificate (EPC)**

3 COACHMANS COURT STATION ROAD MORETON-IN-MARSH GL56 0DE Energy rating

Valid until: 11 October 2030

Certificate number:

4730-5620-9009-0002-0292

Property type Ground-floor flat

Total floor area 66 square metres

### Rules on letting this property

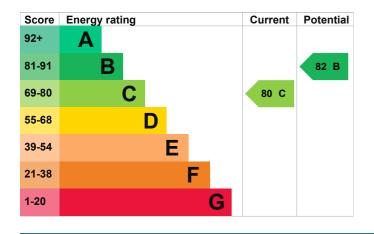
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

### **Energy rating and score**

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

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	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 117 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £403 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 £54 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 1,841 kWh per year for heating
- 2,020 kWh per year for hot water

•	produces	
This property's current environmental impact rating is B. It has the potential to be B.	This property's potential production	1.2 tonnes of CO2

This property

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

Impact on the environment

changes. This will help to protect the environment.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested

1.3 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. Low energy lighting	£40	£55

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boilerupgrade-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 <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

### 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	James Goodman	
Telephone	07985496105	
Email	idlovetolivehereltd@gmail.com	

# **Contacting the accreditation scheme**

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

Accreditation scheme	Elmhurst Energy Systems Ltd	
Assessor's ID	EES/004518	
Telephone	01455 883 250	
Email	<u>enquiries@elmhurstenergy.co.uk</u>	
About this assessment Assessor's declaration	No related party	
Date of assessment	12 October 2020	
Date of certificate	12 October 2020	
Type of assessment	RdSAP	