Energy performance certificate (EPC)

Archway Cottage High Street Blockley MORETON-IN-MARSH GL56 9HA Energy rating

Valid until: 15 June 2033

Certificate number: 9369-3027-0206-5027-7200

Property type End-terrace house

Total floor area 69 square metres

Rules on letting this property

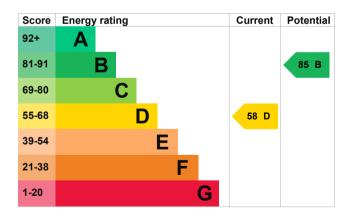
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

<u>See how to improve this property's energy efficiency.</u>



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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, limited insulation (assumed)	Poor
Window	Partial double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 331 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- · Cavity fill is recommended
- · Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £2,016 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 £827 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 10,013 kWh per year for heating
- 1,870 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 687 kWh per year from cavity wall insulation
- 3,163 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impa property	ct of this	This property produces	4.0 tonnes of CO2	
This property's current environmental impact rating is E. It has the potential to be B.		This property's potential production	1.3 tonnes of CO2	
Properties get a rating from on how much carbon dioxide produce each year. CO2 ha	e (CO2) they	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based or	•	
An average household produces	6 tonnes of CO2	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	£100
2. Internal or external wall insulation	£4,000 - £14,000	£460
3. Floor insulation (solid floor)	£4,000 - £6,000	£52
4. Low energy lighting	£50	£62
5. Solar water heating	£4,000 - £6,000	£72
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£80
7. Solar photovoltaic panels	£3,500 - £5,500	£680

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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 Donald Maclellan

 Telephone
 07850 947 284 01295 258 807

 Email
 donald.maclellan@btinternet.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/020558
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
16 June 2023
16 June 2023

RdSAP