# Energy performance certificate (EPC)

Flat 22 Vinery Court E Grove Road STRATFORD-UPON-AVON CV37 6WG	Energy rating	Valid until:	12 July 2030	
		Certificate number:	9978-0098-6223-6310-8254	
Property type	ype Top-floor flat			
Total floor area		32 square metres		

# Rules on letting this property

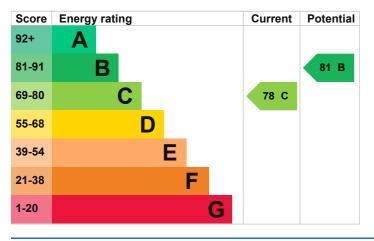
Properties can be let if they have an energy rating from A to E.

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.

<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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 361 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£394 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 £43 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:

- 1,902 kWh per year for heating
- 1,738 kWh per year for hot water

This property produces	2.0 tonnes of CO2
This property's potential production	1.8 tonnes of CO2
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
These ratings are based o	
about average occupancy and energy use. People living at the property may use different amounts of energy.	
	This property's potential production You could improve this pro emissions by making the This will help to protect th These ratings are based of about average occupancy People living at the prope

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters	£800 - £1,200	£43

### 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.

#### More ways to save energy

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

### 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	Christopher Berry
Telephone	07847 626488
Email	chrisberry692@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 Assessor's ID Telephone Email Stroma Certification Ltd STRO033261 0330 124 9660 certification@stroma.com

#### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 13 July 2020 13 July 2020 RdSAP