# Energy performance certificate (EPC)

Flat 3 11, Alcester Road STRATFORD-UPON-AVON CV37 6PH	Energy rating	Valid until:	31 July 2029
		Certificate number:	8901-9896-9529-3007-7813
Property type Mid-floor flat			
Total floor area		36 square metres	

# Rules on letting this property

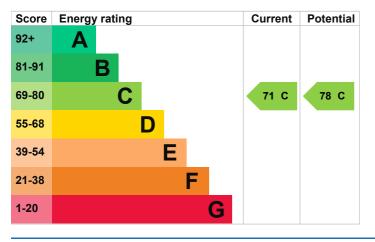
Properties can be let if they have an energy rating from A to E.

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 C.

<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	Solid brick, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 252 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£407 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 £104 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 2,299 kWh per year for heating
- 3,030 kWh per year for hot water

Impact on the environment	This property produces	1.6 tonnes of CO2	
This property's current environmental impact rating is C. It has the potential to be B.	This property's potential production	1.0 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.	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 o	•	
An average household 6 tonnes of CO2 produces	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. Internal or external wall insulation	£4,000 - £14,000	£59
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£12
3. Hot water cylinder thermostat	£200 - £400	£33

### 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	Paul Goodwin
Telephone	07813218837
Email	goody149@hotmail.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 STRO027197 0330 124 9660 certification@stroma.com

#### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 1 August 2019 1 August 2019 RdSAP