# Energy performance certificate (EPC)

APARTMENT 14 COLLEGE GATE	Energy rating	Valid until:	3 November 2030
SALISBURY CLOSE CREWE CW2 6NW		Certificate number:	7300-9420-0009-1078-1226

#### **Property type**

Top-floor flat

#### Total floor area

41 square metres

#### Rules on letting this property

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

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).

#### Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating		Current	Potential
92+	Α			
81-91	B			
69-80	С			78 C
55-68	D			
39-54	E		47 E	
21-38		F		
1-20		G		

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)	Poor
Wall	Solid brick, as built, partial insulation (assumed)	Average
Roof	Pitched, 250 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor

https://find-energy-certificate.service.gov.uk/energy-certificate/7300-9420-0009-1078-1226

Feature	Description	Rating
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

# Primary energy use

The primary energy use for this property per year is 527 kilowatt hours per square metre (kWh/m2).

#### About primary energy use

#### How this affects your energy bills

An average household would need to spend £1,025 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 £584 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:

- 5,338 kWh per year for heating
- 1,507 kWh per year for hot water

# Saving energy by installing insulation

Energy you could save:

1,820 kWh per year from solid wall insulation

## More ways to save energy

Find ways to save energy in your home.

#### Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be D.

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

# **Carbon emissions**

#### An average household produces

6 tonnes of CO2

### This property's potential production

#### 2.2 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 on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Do I need to follow these steps in order?

# Step 1: Internal or external wall insulation

Typical installation cost	
	£4,000 - £14,000
Typical yearly saving	
	£278
Potential rating after completing step 1	
	61 D
Step 2: High heat retention storage heaters	
Typical installation cost	
	£800 - £1,200
Typical yearly saving	
	£186
Potential rating after completing steps 1 and 2	
	73 C
Step 3: Heat recovery system for mixer showers	
Typical installation cost	
	£585 - £725
Typical yearly saving	
	£22
Potential rating after completing steps 1 to 3	
	74 C

# Step 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

#### **Typical installation cost**

£3,300 - £6,500

#### Typical yearly saving

£99

#### Potential rating after completing steps 1 to 4



# 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

Damian Pinson

#### Telephone

02033978220

#### Email

damianpinson@yahoo.co.uk

# Contacting the accreditation 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 STRO034205

# **Telephone** 0330 124 9660

#### Email

certification@stroma.com

# About this assessment

#### Assessor's declaration

No related party

#### Date of assessment

28 October 2020

#### **Date of certificate**

4 November 2020

#### Type of assessment

RdSAP

#### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.