

Energy performance certificate (EPC)

40a, Moneybrook Way SHREWSBURY SY3 9NF	Energy rating E	Valid until: 28 November 2026
		Certificate number: 8091-1310-7829-7927-5963

Property type

Mid-floor maisonette

Total floor area

63 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	52 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	System built, as built, no insulation (assumed)	Very poor

Feature	Description (assumed)	Rating
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	Good
Lighting	Low energy lighting in 83% of 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 379 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,009 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 £264 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 11,354 kWh per year for heating
- 1,908 kWh per year for hot water

Impact on the environment

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 produces

4.2 tonnes of CO₂

This property's potential production

2.9 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.

Changes you could make[▶ Do I need to follow these steps in order?](#)**Step 1: Flat roof or sloping ceiling insulation**

Typical installation cost

£850 - £1,500

Typical yearly saving

£175

Potential rating after completing step 1

60 D**Step 2: Replace boiler with new condensing boiler**

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£65

Potential rating after completing steps 1 and 2

63 D**Step 3: Flue gas heat recovery device in conjunction with boiler**

Typical installation cost

£400 - £900

Typical yearly saving

£24

Potential rating after completing steps 1 to 3

64 D**Help paying for energy improvements**

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-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.](#)**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

John Addison

Telephone

Email

enquiries@vibrantenergymatters.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

ECMK

Assessor's ID

ECMK300258

Telephone

0333 123 1418

Email

info@ecmk.co.uk

About this assessment**Assessor's declaration**

No related party

Date of assessment

29 November 2016

Date of certificate

29 November 2016

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[8257-7325-0970-1847-0992 \(/energy-certificate/8257-7325-0970-1847-0992\)](#)

Expired on

13 May 2023

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