

# Energy performance certificate (EPC)

Flat 2 22 Oak Avenue New Ollerton NEWARK NG22 9PT	Energy rating <b>C</b>	Valid until: 12 February 2033 Certificate number: 8032-2829-6109-0836-8292
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Property type: Ground-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 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

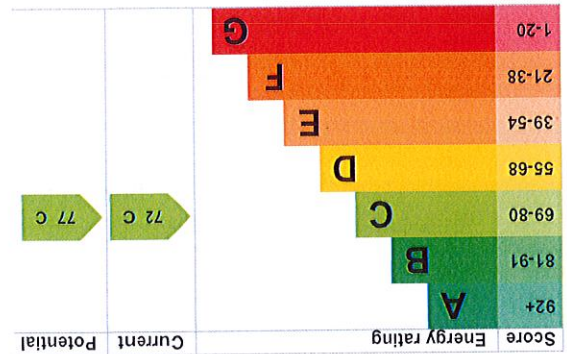
This property's current energy rating is C. It has the potential to be C.

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
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 all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, insulated	N/A
Secondary heating	None	N/A

The primary energy use for this property per year is 241 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Primary energy use

## How this affects your energy bills

An average household would need to spend **£446 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 £77 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:

- 3,668 kWh per year for heating
- 1,490 kWh per year for hot water

### Impact on the environment

This property produces 1.5 tonnes of CO2

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This property's potential production 1.1 tonnes of CO2

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

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.

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

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£76

### 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 by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency).

## 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 Andrew Rees

Telephone 01400 261881

Email [andrewees@aol.com](mailto:andrewees@aol.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/019286

Telephone 01455 883 250

Email [enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

### About this assessment

Assessor's declaration No related party

Date of assessment 16 November 2022

Date of certificate 13 February 2023

Type of assessment [RdSAP](#)