# **Energy performance certificate (EPC)**

31 St. Albans Court Wickersley ROTHERHAM S66 1FG

Energy rating

Valid until: 5 July 2032

Certificate 6800-9659-5922-3003-1323 number:

## **Property type**

Ground-floor flat

## Total floor area

44 square metres

#### Rules on letting this property

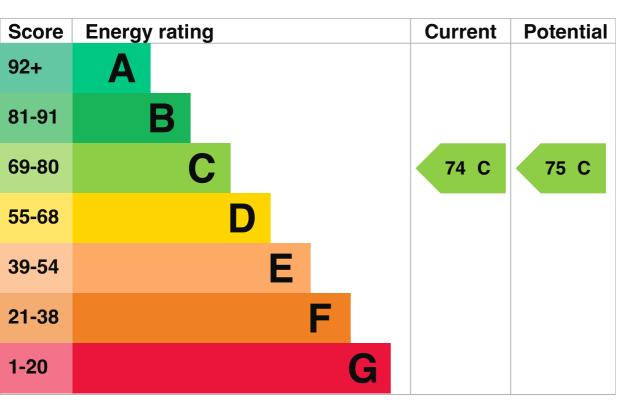
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions (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.

See how to improve this property's energy efficiency.



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, filled cavity	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 89% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

# Primary energy use

The primary energy use for this property per year is 213 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### How this affects your energy bills

An average household would need to spend £417 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 £23 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 4,277 kWh per year for heating
- 1,689 kWh per year for hot water

# 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 C. It has the potential to be C.

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

1.6 tonnes of CO2

## This property's potential production

1.5 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: Floor insulation (solid floor)

## Typical installation cost

£4,000 - £6,000

Typical yearly saving

£22

Potential rating after completing step 1

75 C

# 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

Philip Fretwell

## Telephone

07833494961

#### **Email**

<u>email@realestateassist.co.uk</u>

# 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

Telephone
0330 124 9660
Email
certification@stroma.com
About this assessment
Assessor's declaration
No related party
Date of assessment
5 July 2022
Date of certificate
6 July 2022
Type of assessment
► <u>RdSAP</u>
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 <a href="mailto:dluhc.digital-services@levellingup.gov.uk">dluhc.digital-services@levellingup.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).
Certificate number
0750-2893-6870-0391-9055 (/energy-certificate/0750-2893-6870-0391-9055)
Expired on
16 March 2019

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