# **Energy performance certificate (EPC)**

5 Stacey House Bank Street MEXBOROUGH	Energy rating	Valid until:	17 March 2030
S64 9QD		Certificate number:	8510-6827-7130-1498-5292
Property type	N	lid-floor flat	

46 square metres

# Rules on letting this property

Total floor area

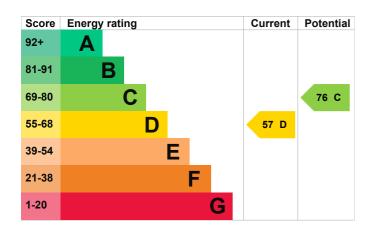
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for landlords on the <u>regulations</u> and <u>exemptions</u> (<a href="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</a>).

# **Energy rating and score**

This property's energy rating is D. 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, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 334 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £908 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 £398 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:

- 2,937 kWh per year for heating
- 1,757 kWh per year for hot water

impact on the environment	This property produces	2.6 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be D.	This property's potential production	2.6 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2)	You could improve this	property's CO2

### **Carbon emissions**

they produce each year.

An average household produces

6 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

emissions by making the suggested changes. This will help to protect the

environment.

# Steps you could take to save energy

StepTypical installation costTypical yearly saving1. High heat retention storage heaters£800 - £1,200£398

#### 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 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	Brian Robinson
Telephone	07950 427194
Email	bprpropertyinspections@gmail.com

# **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	STRO005756
Telephone	0330 124 9660
Email	certification@stroma.com
About this assessment	
About this accomment	
Assessor's declaration	No related party
	No related party 18 March 2020
Assessor's declaration	