Energy performance certificate (EPC)

3 Goodyear Court John Street MARKET RASEN LN8 3HH Energy rating

Valid until: 25 June 2033

Certificate number: 2774-3027-4206-5167-9204

Property type Top-floor flat

Total floor area 60 square metres

Rules on letting this property

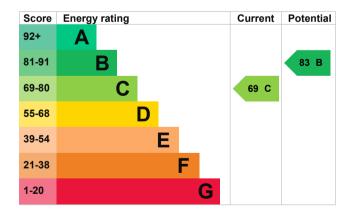
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance).

Energy rating and score

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

<u>See how to improve this property's energy efficiency.</u>



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)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Controls for high heat retention storage heaters	Good
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 410 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,254 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 £565 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:

- 5,844 kWh per year for heating
- 1,929 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 2,351 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property		4.2 tonnes of CO2
	This property's potential production	2.3 tonnes of CO2
e (CO2) they	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
	•	•
6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.	
	ronmental impact cial to be C. A (best) to G (worst) le (CO2) they arms the environment.	This property's potential production A (best) to G (worst) Be (CO2) they arms the environment. This property's potential production You could improve this properties on the emissions by making the standard These ratings are based or average occupancy and en living at the property may under the production

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£359
2. Draught proofing	£80 - £120	£22
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£185

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 David Handley Telephone 07801 845934

Email <u>handleyenergyassessors@sky.com</u>

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/005310
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
23 June 2023
26 June 2023

RdSAP