Energy performance certificate (EPC)		
Grove Farm Burton Dassett Road BURTON DASSETT CV47 2AB	Energy rating	Valid until: 23 January 2032 Certificate number: 2448-0002-3209-8152-3210
Property type	Semi-detached house	
Total floor area		277 square metres

Rules on letting this property

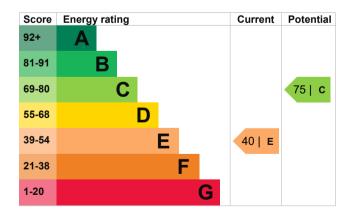
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 243 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	18.0 tonnes of CO2
This property's current envi rating is F. It has the potent	•	This property's potential production	7.3 tonnes of CO2
Properties are rated in a sc based on how much carbor produce.	n dioxide (CO2) they	By making the <u>recomment</u> could reduce this property 10.7 tonnes per year. This environment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties. An average household	6 tonnes of CO2	Environmental impact ratir assumptions about averag energy use. They may not	e occupancy and
produces		consumed by the people living at the property.	

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (40) to C (75).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£189
2. Internal or external wall insulation	£4,000 - £14,000	£798
3. Floor insulation (solid floor)	£4,000 - £6,000	£108
4. Condensing boiler	£2,200 - £3,000	£182
5. Solar water heating	£4,000 - £6,000	£44
6. Solar photovoltaic panels	£3,500 - £5,500	£353

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Solid wall insulation

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£2563
Potential saving	£1321

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	43742 kWh per year
Water heating	3039 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	3730 kWh per year

15736 kWh per year

You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u>. This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Jay Singh
Telephone	07437698786
Email	warwickshireepc@hotmail.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

<u>m</u>

Stroma Certification Ltd STRO034260 0330 124 9660 certification@stroma.com

No related party 24 January 2022 24 January 2022 RdSAP