

# Energy performance certificate (EPC)

Flat 26 Rokeby Court 295, Dunchurch Road RUGBY CV22 6RS	Energy rating <div>D</div>	Valid until: <div>19 May 2025</div>
		Certificate number: <div>2308-0069-7235-3365-1950</div>

Property type  
Ground-floor flat

Total floor area  
49 square metres

Rules on letting this property

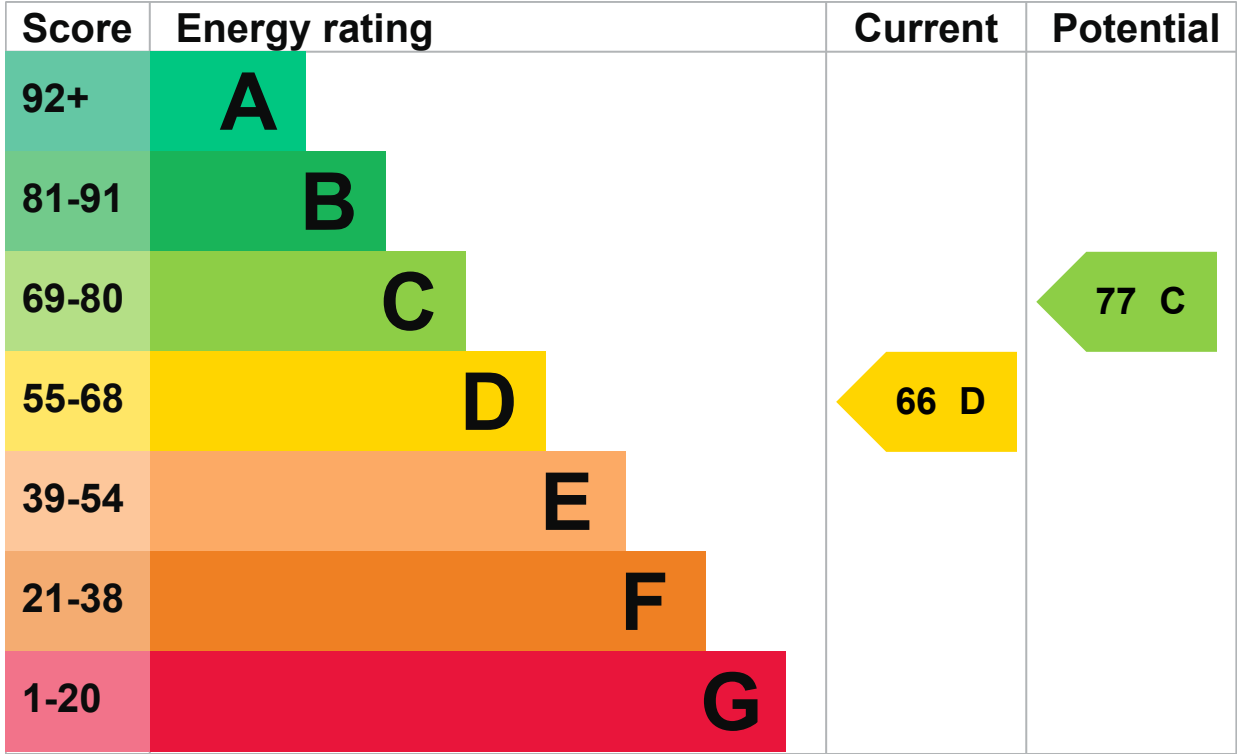
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 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, filled cavity	Good
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 60% of fixed outlets	Good

Feature	Description	Rating
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 436 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended

### How this affects your energy bills

An average household would need to spend **£606 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 £206 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 4,836 kWh per year for heating
- 1,816 kWh per year for hot water

### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

## Carbon emissions

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

3.6 tonnes of CO<sub>2</sub>

## This property's potential production

2.5 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: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£23

Potential rating after completing step 1

67 D

---

## Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£97

Potential rating after completing steps 1 and 2

73 C

---

## Step 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

£15 - £30

Typical yearly saving

£10

Potential rating after completing steps 1 to 3

**73 C**

## Step 4: Low energy lighting

Typical installation cost

£10

Typical yearly saving

£12

Potential rating after completing steps 1 to 4

**74 C**

## Step 5: High heat retention storage heaters

Typical installation cost

£1,200 - £1,800

Typical yearly saving

£64

Potential rating after completing steps 1 to 5

**77 C**

## 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.](#)

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

Neil Webb

---

**Telephone**

07985273622

---

**Email**

[info@rugbyeas.co.uk](mailto:info@rugbyeas.co.uk)

---

## 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/004972

---

**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**

20 May 2015

---

**Date of certificate**

20 May 2015

---

**Type of assessment**

► [RdSAP](#)

---

**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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.