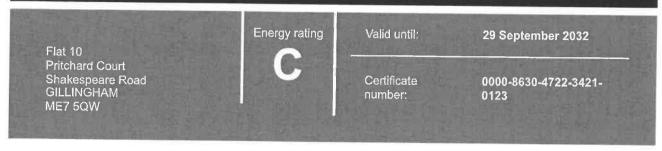
# **Energy performance certificate (EPC)**



Property type	Top-floor flat	
Total floor area	32 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).

## **Energy rating and score**

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

See how to improve this property's energy efficiency.

Score | Energy rating | Current | Potential | 92+ | A | | 81-91 | B | | 69-80 | C | 75 C | 75 C | 55-68 | D | 39-54 | E | 21-38 | F | | 1-20 | G |

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

## How this affects your energy bills

An average household would need to spend £326 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 £0 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:

- 2,312 kWh per year for heating
- 1,446 kWh per year for hot water

Impact on the env	ironment	This property produces	1.1 tonnes of CO2
This property's environmental impact rating is C. It has the potential to be C.		This property's potential production	1.1 tonnes of CO2
Properties get a rating fro (worst) on how much cark they produce each year.	om A (best) to G oon dioxide (CO2)	You could improve this emissions by making th changes. This will help environment.	ne suggested
Carbon emissions			
An average household produces	6 tonnes of CO2	These ratings are base about average occupan People living at the properties of end	ncy and energy use, perty may use

## Changes you could make

The assessor did not make any recommendations for this property.

### 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). 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	Michele Zarkos
Telephone	07968 798661
Email	michelezarkos@yahoo.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	Stroma Certification Ltd
Assessor's ID	STRO006699
Telephone	0330 124 9660
Email	certification@stroma.com
About this assessment	
Assessor's declaration	No related party
Date of assessment	27 September 2022
Date of certificate	30 September 2022
Date of ocitinoate	