# **Energy performance certificate (EPC)**



This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

#### Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

dluhc.digital-services@levellingup.gov.uk Telephone: 020 3829 0748

Flat 5 Guernsey Court Robin Hood Road	Energy rating	This certificate expired on:	18 October 2023
SKEGNESS PE25 3QU		Certificate number:	9764-2841-6905-9497- 1145
Property type	-	Top-floor flat	
Total floor area	;	39 square metres	

## Rules on letting this property

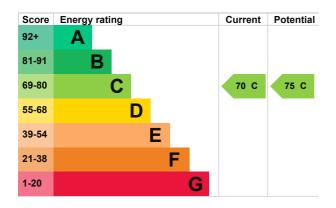
Properties can be let if they have an energy rating from A to E.

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

### **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.



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
Roof	Pitched, 250 mm loft insulation	Good
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
Floor	(other premises below)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 439 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £447 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 £67 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2013** 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:

- 3,656 kWh per year for heating
- 1,870 kWh per year for hot water

Impact on the environment	<b>Impact</b>	on the	enviror	ment
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This property's 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 (CO2) they produce each year.

#### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces 3.0 tonnes of CO2

This property's 2.7 tonnes of CO2
potential production

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

Step	Typical installation cost	Typical yearly saving
1. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£9.41
2. Low energy lighting	£10	£8.30
3. Fan assisted storage heaters	£600 - £800	£48.43

#### 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 <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>

#### 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	Stephen Turner
Telephone	08001072750
Email	greendealaccountmanagers@britishgas.co.uk

#### Contacting the accreditation scheme

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

Stroma Certification Ltd	
STRO012805	
0330 124 9660	
certification@stroma.com	
No related party	
19 October 2013	
19 October 2013	
RdSAP	
	STRO012805 0330 124 9660 certification@stroma.com  No related party 19 October 2013 19 October 2013