English Cymraeg

Energy performance certificate (EPC)

37 De Grey Road COLCHESTER CO4 5YE	Energy rating	Valid until:	13 June 2034
		Certificate number:	0380-2700-0360-2094-8931
Property type	ſ	Γop-floor flat	
Total floor area	3	32 square met	ires

Rules on letting this property

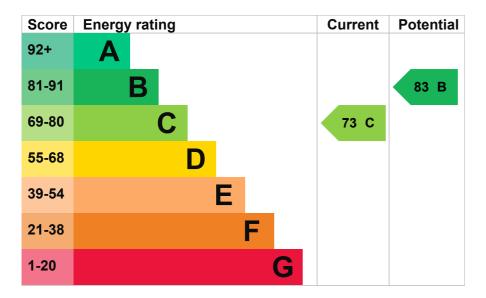
Properties can be let if they have an energy rating from A to E.

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 B.

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

https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2700-0360-2094-8931

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, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 321 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £681 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 £171 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 1,641 kWh per year for heating
- 1,527 kWh per year for hot water

Impact on the environment

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

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	1.7 tonnes of CO2
This property's potential production	1.5 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.

Steps you could take to save energy

Do I need to follow these steps in order?

Step 1: Party wall insulation

Typical installation cost	£300 - £600
Typical yearly saving	£62
Potential rating after completing step 1	75 C

Step 2: High heat retention storage heaters

Typical installation cost	£400 - £600
Typical yearly saving	£75
Potential rating after completing steps 1 and 2	82 B

Step 3: Heat recovery system for mixer showers

Typical installation cost	£585 - £725
Typical yearly saving	£33
Potential rating after completing steps 1 to 3	83 B

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme

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	Gavin Ribton-Turner
Telephone	07920062255
Email	robert@angliawide.co.uk

Contacting the accreditation scheme

18/03/2025, 09:23

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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/008653	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

About this assessment

Assessor's declaration	No related party
Date of assessment	10 June 2024
Date of certificate	14 June 2024
Type of assessment	► <u>RdSAP</u>

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 <u>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0268-2856-6080-9229-1015 (/energy-certificate/0268-2856- 6080-9229-1015)
Expired on	27 August 2021
Certificate number	9268-2850-6020-0298-4071 (/energy-certificate/9268-2850- 6020-0298-4071)
Expired on	28 July 2019

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