Energy performance certificate (EPC)

4 Montrose Close
GRANTHAM
NG31 9TE

Energy rating
Valid until: 9 March 2032

Certificate 1432-9327-9100-0180-4292 number:

Property type

Semi-detached house

Total floor area

84 square metres

Rules on letting this property

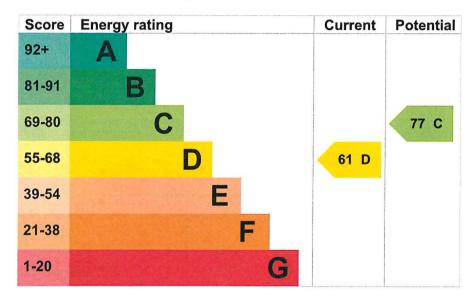
Properties can be let if they have an energy rating from A to E.

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 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, as built, insulated (assumed)

Good

Realfure	Pikserity 1200 mm loft insulation	Bating
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Floor	Solid, limited insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 263 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £964 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 £123 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:

- 9,772 kWh per year for heating
- · 2,834 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is D. 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. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

3.9 tonnes of CO2

This property's potential production

2.3 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.

▶ <u>Do I need to follow these steps in order?</u>

Step 1: Party wall insulation	
Typical installation cost	£300 - £60
	£300 - £600
Typical yearly saving	£27
Potential rating after completing step 1	
	62 D
Step 2: Low energy lighting	
Typical installation cost	£20
Typical yearly saving	£20
Potential rating after completing steps 1 and 2	
	63 D
Step 3: Heating controls (room thermostat)	
Typical installation cost	£350 - £450
Typical yearly saving	£36
Potential rating after completing steps 1 to 3	
	64 D
Step 4: Solar water heating	
ypical installation cost	£4,000 - £6,000
ypical yearly saving	044
Potential rating after completing steps 1 to 4	£41
otomical rating after completing steps 1 to 4	66 D

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

Typical yearly saving

£368

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 <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.

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

Rachel Fowler

Telephone

01476 850 383

Email

peter.rowley@rcea.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/025025

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

10 March 2022

Date of certificate