

# Energy performance certificate (EPC)

Flat 5 East Grove 85, Cromer Road HOLT NR25 6DY	Energy rating	Valid until:	14 January 2030
	<b>C</b>	Certificate number:	0573-2825-6099-2690-7455

**Property type**

Top-floor flat

**Total floor area**

82 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 \(https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standards-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standards-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	70 C	79 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

## Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0573-2825-6099-2690-7455>

## 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	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 86% of 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 213 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£707 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 **£200 per year** if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2020 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:

- 8,651 kWh per year for heating
- 2,675 kWh per year for hot water

## Impact on the environment

This property's 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 (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	3.1 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	1.9 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> 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: Internal or external wall insulation

**Typical installation cost** £4,000 - £14,000

**Typical yearly saving** £209

**Potential rating after completing step 1**

79 C

## 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.

<b>Assessor's name</b>	Lesley Ann Simkins
<b>Telephone</b>	07748 486990
<b>Email</b>	<a href="mailto:lesleysimkins@hotmail.co.uk">lesleysimkins@hotmail.co.uk</a>

### Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Stroma Certification Ltd
<b>Assessor's ID</b>	STRO003757
<b>Telephone</b>	0330 124 9660
<b>Email</b>	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	15 January 2020
<b>Date of certificate</b>	15 January 2020

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

**Certificate number**0573-2821-6029-9690-2475 (</energy-certificate/0573-2821-6029-9690-2475>)**Expired on**

18 February 2020

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