Energy performance certificate (EPC)

33a, Wormgate BOSTON	Energy rating	Valid until:	5 May 2030
PE21 6NR	D	Certificate number:	0368-9026-6255-8020-1250

Property type Mid-floor flat

Total floor area 58 square metres

Rules on letting this property

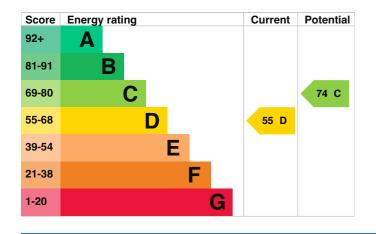
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (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.

<u>See how to improve this property's energy efficiency.</u>



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	Solid brick, with internal insulation	Good
Window	Single glazed	Very poor
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 38% of fixed outlets	Average
Roof	(another dwelling above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 376 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,026 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 £399 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:

- 4,858 kWh per year for heating
- 1,767 kWh per year for hot water

Impact on the environment	This property produces	3.7 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be D.	This property's potential production	3.3 tonnes of CO2

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2)

You could improve this property's CO2 they produce each year. emissions by making the suggested changes. This will help to protect the environment. Carbon emissions

An average 6 tonnes of CO2 household produces

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. Low energy lighting	£25	£19
2. High heat retention storage heaters	£1,200 - £1,800	£283
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£97

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boilerupgrade-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	Stephen Cussons
Telephone	01754 810739
Email	windmill dea@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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/005599
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Assessor's declaration	No related party
	No related party 6 May 2020
Assessor's declaration	• •