# **Energy performance certificate (EPC)**

48a Station Road
Heacham
KING'S LYNN
PE31 7EY

Energy rating
Valid until: 12 April 2028

Certificate 0854-2877-7446-9498-8285
number:

## Property type

Top-floor flat

#### **Total floor area**

211 square metres

#### Rules on letting this property

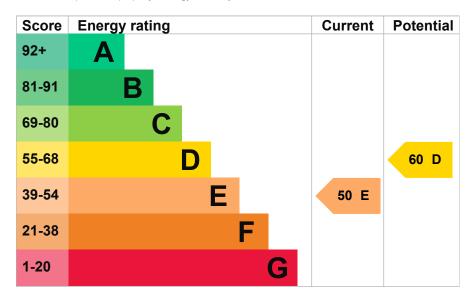
Properties can be let if they have an energy rating from A to E.

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-quidance).

#### **Energy rating and score**

This property's current energy rating is E. It has the potential to be D.

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

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Reafure	<b>Pasiostipt200</b> mm loft insulation	Rating
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very 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 431 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### How this affects your energy bills

An average household would need to spend £2,701 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 £526 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2018 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:

- 26,646 kWh per year for heating
- 2,201 kWh per year for hot water

## Impact on the environment

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

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

15.0 tonnes of CO2

## This property's potential production

13.0 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.

▶ Do I need to follow these steps in order?

# Step 1: High heat retention storage heaters

## Typical installation cost

£2,400 - £3,600

Typical yearly saving

£527

Potential rating after completing step 1



# 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

Andrew Quinney

## Telephone

01945 480477

#### **Email**

andrew@energyassessorsolutions.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/011382

#### Telephone

01455 883 250

## Email

enquiries@elmhurstenergy.co.uk

## About this assessment

#### Assessor's declaration

No related party

#### Date of assessment

13 April 2018

## **Date of certificate**

13 April 2018

## Type of assessment



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

There are no related certificates for this property.

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Give feedback (https://forms.office.com/e/hUnC3Xq1T4) Service performance (/service-performance)

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