Energy performance certificate (EPC)

Flat 30 Vinery Court Grove Road STRATFORD-UPON-AVON	Energy rating	Valid until:	5 November 2024
CV37 6WG		Certificate number:	0468-9934-7229-2194-7930
D 1.1		A: 1 Cl	

Property type	Mid-floor flat
Total floor area	33 square metres

Rules on letting this property

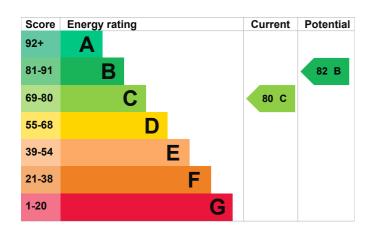
Properties can be let if they have an energy rating from A to E.

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 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

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
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 40% of fixed outlets	Average
Roof	(another dwelling above)	N/A
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 295 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £292 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 £30 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 1,543 kWh per year for heating
- 1,501 kWh per year for hot water

Impact on the environment	This property produces	1.7 tonnes of CO2
This property's environmental impact rating is C. It has the potential to be C.	This property's potential production	1.6 tonnes of CO2

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Impact on the environment

emissions by making the suggested changes. This will help to protect the environment. Carbon emissions

6 tonnes of CO2 An average

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

You could improve this property's CO2

Changes you could make

household produces

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£15	£12
2. Fan assisted storage heaters	£600 - £800	£17

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	Jonathan Daly
Telephone	07985 696182
Email	energysurvey@hotmail.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/002297
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment Assessor's declaration	No related party
	No related party 6 November 2014
Assessor's declaration	· · ·