

Energy performance certificate (EPC)

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|--|---|---|
| Suite 25, Village Centre Richmond Wood Norton Evesham Road, Wood Norton EVESHAM WR11 4TY | Energy rating <h2 style="text-align: center;">B</h2> | Valid until: 18 December 2028 <hr/> Certificate number: 8297-7016-8239-5197-7283 |
|--|---|---|

| | |
|-------------------------|------------------|
| Property type | Mid-floor flat |
| Total floor area | 47 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) (<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 B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | ← 83 B | ← 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

| Feature | Description | Rating |
|----------------------|---|-----------|
| Windows | High performance glazing | Very good |
| Main heating | Community scheme | Good |
| Main heating control | Flat rate charging, programmer and TRVs | Average |
| Hot water | Community scheme | Good |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Air tightness | Air permeability 4.4 m ³ /h.m ² (as tested) | Good |
| Roof | (other premises above) | N/A |
| Floor | (other premises below) | N/A |
| Secondary heating | Room heaters, electric | N/A |

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 76 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£267 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 £0 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:

- 38 kWh per year for heating
- 1,788 kWh per year for hot water

Impact on the environment

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

Changes you could make

The assessor did not make any recommendations for this property.

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-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.](#)

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 | Ian Owen |
| Telephone | 01785 660066 |
| Email | ian.owen@active-energy.co.uk |

Contacting the accreditation scheme

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

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|-----------------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/004075 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|-------------------------------|------------------|
| Assessor's declaration | No related party |
| Date of assessment | 19 December 2018 |
| Date of certificate | 19 December 2018 |

OGL

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