Energy performance certificate (EPC)

2 University Farm MORETON-IN-MARSH GL56 0DN	Energy rating	Valid until:	3 April 2033
		Certificate number:	0878-0028-7224-6967-3204
Property type	N	lid-terrace house	
Total floor area	97 square metres		

Rules on letting this property

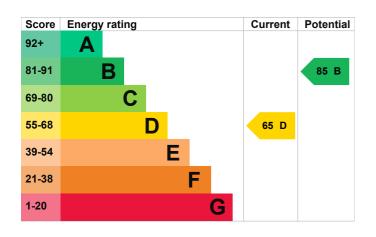
Properties can be let if they have an energy rating from A to E.

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 D. 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
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
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 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 360 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,388 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 £413 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 8,480 kWh per year for heating
- 2,322 kWh per year for hot water

impact on the environment	This property produces	5.9 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be D.	This property's potential production	3.2 tonnes of CO2

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

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

6 tonnes of CO2 An average 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. Floor insulation (solid floor)	£4,000 - £6,000	£69
2. Low energy lighting	£15	£21
3. High heat retention storage heaters	£1,600 - £2,400	£231
4. Solar water heating	£4,000 - £6,000	£92
5. Solar photovoltaic panels	£3,500 - £5,500	£394

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	Martyn Austin
Telephone	01386430176
Email	martyn@cotswoldplans.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	Stroma Certification Ltd	
Assessor's ID	STRO016334	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment Assessor's declaration	No related party	
Date of assessment	3 April 2023	
Date of certificate	4 April 2023	
	4 April 2020	