Energy performance certificate (EPC)

32 University Farm MORETON-IN-MARSH GL56 0DN	Energy rating	Valid until:	18 July 2034
	Certificate number:	7208-6224-3002-1825-2906	
Property type	N	lid-terrace house	

97 square metres

Rules on letting this property



Total floor area

You may not be able to let this property

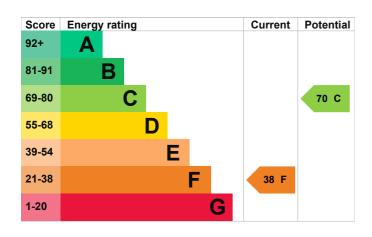
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

This property's energy rating is F. It has the potential to be C.

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, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Electric ceiling heating	Very poor
Main heating	Electric underfloor heating	Very poor
Main heating control	Temperature zone control	Good
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 41% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 356 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £3,436 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 £1,191 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 8,633 kWh per year for heating
- 2,011 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	3.8 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

An average household produces

6 tonnes of CO2

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. Increase loft insulation to 270 mm	£100 - £350	£198
2. Floor insulation (solid floor)	£4,000 - £6,000	£142
3. Low energy lighting	£50	£40
4. High heat retention storage heaters	£2,000 - £3,000	£661
5. Solar water heating	£4,000 - £6,000	£152
6. Solar photovoltaic panels	£3,500 - £5,500	£569

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 by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Steven Hall
Telephone	01189770690
Email	epc@nichecom.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	Quidos Limited
Assessor's ID	QUID210991
Telephone	01225 667 570
Email	info@quidos.co.uk
About this assessment	
Assessor's declaration	No related party
Date of assessment	22 May 2024
Date of certificate	19 July 2024

RdSAP