

# Energy performance certificate (EPC)

Flat 11  
Henry Court  
Henry Street  
PETERBOROUGH  
PE1 2QG

Energy rating  
**C**

Valid until: **16 December 2031**  
Certificate number: 9110-2853-0020-2199-1921

Property type

Top-floor flat

Total floor area

34 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

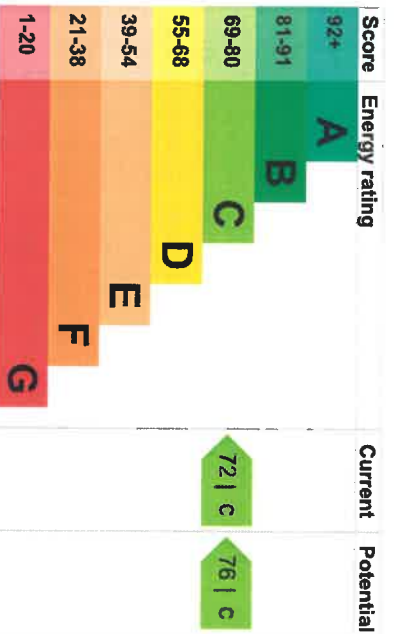
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 239 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 1.4 tonnes of CO<sub>2</sub>

This property's potential production 1.2 tonnes of CO<sub>2</sub>

By making the **recommended changes**, you could reduce this property's CO<sub>2</sub> emissions by 0.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (72) to C (76).

Step	Typical installation cost	Typical yearly saving
1. Party wall insulation	£300 - £600	£24
2. Heating controls (room thermostat and TRVs)	£350 - £450	£28

### Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>).

## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£382
Potential saving	£52

(<https://www.simpleenergyadvice.org.uk/>).

**Heating use in this property**  
Heating a property usually makes up the majority of energy costs.

<b>Estimated energy used to heat this property</b>	<b>Estimated energy used</b>	
Type of heating	Space heating	3417 kWh per year
Water heating	1589 kWh per year	

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

**Potential energy savings by installing insulation**  
Type of insulation      Amount of energy saved

Loft insulation      265 kWh per year

For advice on how to reduce your energy bills visit [Simple Energy Advice](#)

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name  
Telephone  
Email

Richard Chambers  
01858 565961  
[richchambers567@yahoo.co.uk](mailto:richchambers567@yahoo.co.uk)

### Accreditation scheme contact details

Accreditation scheme  
Assessor ID  
Telephone  
Email

Stroma Certification Ltd  
STRO008022  
0330 124 9660  
[certification@stroma.com](mailto:certification@stroma.com)

### Assessment details

Assessor's declaration  
Date of assessment  
Date of certificate  
Type of assessment

No related party  
17 December 2021  
17 December 2021  
[RdSAP](#)

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