

Energy performance certificate (EPC)

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|--|---------------------------|---|
| Flat 33 Boleyn House Roche Close ROCHFORD SS4 1PS | Energy rating D | Valid until: 6 September 2030 Certificate number: 8490-6721-7540-6953-5206 |
|--|---------------------------|---|

| | |
|-------------------------|------------------|
| Property type | Top-floor flat |
| Total floor area | 59 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 D. It has the potential to be C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 |

| Feature | Description | Rating |
|----------------------|---|-----------|
| Roof | Pitched, 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 | Very poor |
| Lighting | Low energy lighting in 33% of fixed outlets | Average |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Room heaters, electric | N/A |

Primary energy use

The primary energy use for this property per year is 292 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£739 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 £218 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 3,472 kWh per year for heating
- 1,617 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

| | |
|---|-------------------------------|
| An average household produces | 6 tonnes of CO ₂ |
| This property produces | 2.9 tonnes of CO ₂ |
| This property's potential production | 2.6 tonnes of CO ₂ |

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

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

► [Do I need to follow these steps in order?](#)

Step 1: Low energy lighting

Typical installation cost £20

Typical yearly saving £30

Potential rating after completing step 1 **70 C**

Step 2: High heat retention storage heaters

Typical installation cost £1,200 - £1,800

Typical yearly saving £188

Potential rating after completing steps 1 and 2 **78 C**

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 | Frederick Sinclair |
| Telephone | 07941 853865 |
| Email | fredjsinclair@aol.com |

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/002680 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|------------------|
| Assessor's declaration | No related party |
| Date of assessment | 7 September 2020 |

Date of certificate 7 September 2020

Type of assessment ▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number [8290-6721-7540-6940-5992 \(/energy-certificate/8290-6721-7540-6940-5992\)](#)

Expired on 9 September 2020

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