

Energy performance certificate (EPC)

3 Back Lane
Long Compton
SHIPSTON-ON-STOUR
CV36 5LG

Energy rating

D

Valid until: 21 February 2033

Certificate
number: 6517-5122-0170-0360-5226

Property type

Mid-terrace bungalow

Total floor area

51 square metres

Rules on letting this property

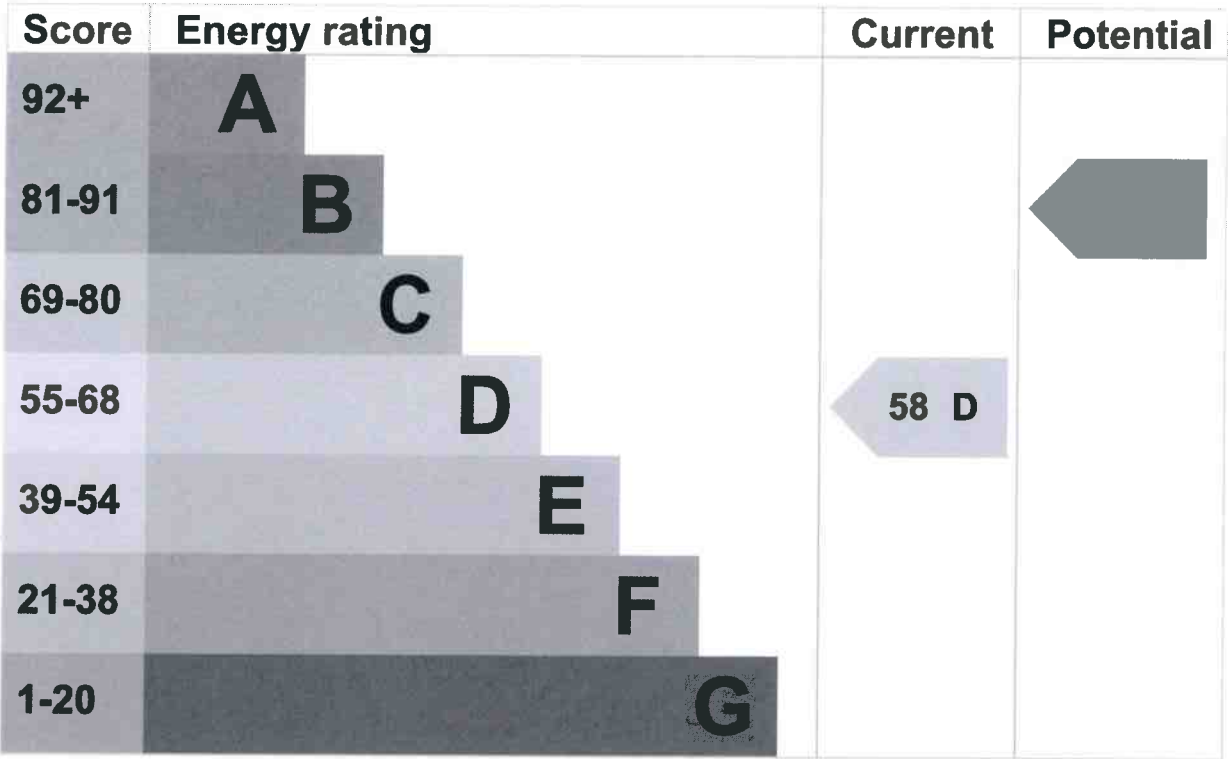
Properties can be let if they have an energy rating from A to E.

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 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, filled cavity	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good

Feature	Description	Rating
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	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:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 479 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,020 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 £453 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:

- 5,788 kWh per year for heating
- 1,833 kWh per year for hot water

Impact on the environment

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

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 CO₂

This property produces

3.7 tonnes of CO₂

This property’s potential production

1.4 tonnes of CO2

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: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£44

Potential rating after completing step 1

60 D

Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£77

Potential rating after completing steps 1 and 2

63 D

Step 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

£15 - £30

Typical yearly saving

£29

Potential rating after completing steps 1 to 3

Step 4: High heat retention storage heaters

Typical installation cost

£1,200 - £1,800

Typical yearly saving

£203

Potential rating after completing steps 1 to 4

73 C

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£71

Potential rating after completing steps 1 to 5

76 C

Step 6: High performance external doors

Typical installation cost

£1,000

Typical yearly saving

£27

Potential rating after completing steps 1 to 6

77 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£392

Potential rating after completing steps 1 to 7



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

Dermot McLaughlin

Telephone

01789268453

Email

dermot@hadleybrook.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

STRO029969

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

Assessor's declaration

No related party

Date of assessment

20 February 2023

Date of certificate

22 February 2023

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).

There are no related certificates for this property.