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Energy performance certificate (EPC)

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Flat
44 High Street
LEAMINGTON SPA
CV31 1LW

Energy rating

D

Valid until

17 October 2033

Certificate number

0812-4127-5002-0290-7196

Property type

Top-floor flat

Total floor area

97 square metres

Feature	Description	Rating
Roof	Pitched, no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 266 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend £2,333 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 £445 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:

- 13,276 kWh per year for heating
- 2,223 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 CO₂

This property produces
4.5 tonnes of CO₂

This property's potential production
3.6 tonnes of CO₂

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

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

Assessor's name

Jasbir Singh

Telephone

07375862551

Email

jas.singh35@hotmail.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

QUID209864

Telephone

01225 667 570

Email

info@quidos.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

18 October 2023

Date of certificate

18 October 2023

Type of assessment

► [Show information about the 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

0298-7986-6280-6281-2044

Expired on

5 October 2019

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