# **Energy performance certificate (EPC)**

Second Floor Flat 30 Grosvenor Place BATH BA1 6BA Energy rating

Valid until: 26 November 2028

Certificate number: 8188-6029-5839-7033-6926

Property type Mid-floor flat

Total floor area 78 square metres

## Rules on letting this property

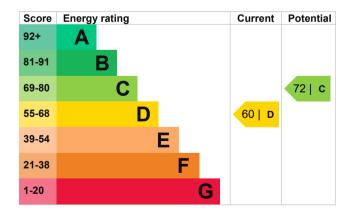
Properties can be rented if they have an energy rating from A to E.

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 D. It has the potential to be C.

<u>See how to improve this property's energy performance.</u>



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                 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Window               | Single glazed   | Very poor |
| 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 all fixed outlets                  | Very good |
| Roof                 | (another dwelling above)                                  | N/A       |
| 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 365 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

Stone walls present, not insulated

# **Environmental impact of this property**

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces 4.8 tonnes of CO2

This property's potential 4.1 tonnes of CO2 production

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.7 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.

### How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (60) to C (72).

| Recommendation                            | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Increase hot water cylinder insulation | £15 - £30                 | £39                   |
| 2. High heat retention storage heaters    | £1,200 - £1,800           | £271                  |

### Paying for energy improvements

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

# Estimated energy use and potential savings

| Estimated yearly energy cost for this property | £1032 |
|--|-------|
| Potential saving                               | £311  |

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 estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<a href="https://www.simpleenergyadvice.org.uk/">https://www.simpleenergyadvice.org.uk/</a>).

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

| Space heating | 6580 kWh per year |
|---------------|-------------------|
| Water heating | 2339 kWh per year |

# Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

### 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 Joanna Knops Telephone 07833324159

Email joknopsdea@joknopsdea.com

### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/001044
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

#### **Assessment details**

Assessor's declaration No related party
Date of assessment 27 November 2018
Date of certificate 27 November 2018

Type of assessment RdSAP