Energy performance certificate (EPC)

Stone Hurst Batch Lower Claverham Claverham BRISTOL BS49 4PX	Energy rating	Valid until:	12 April 2033
		Certificate number:	0300-2347-6270-2327-2565
Property type			

Detached house

Total floor area

225 square metres

Rules on letting this property



This property has an energy rating of F. 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-propertyminimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

See how to improve this property's energy performance.

Score	Energy rating	Current	Potential
92+	Α		
81-91	B		
69-80	С		76 C
55-68	D		
39-54	E		
21-38	F	27 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

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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Timber frame, as built, no insulation (assumed)	Very poor

Feature	Description	Rating
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 94% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, 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 296 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

Environmental impact of this property

This property's current environmental impact rating is F. 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.

An average household produces

6 tonnes of CO2

This property's potential production

4.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. 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 rating

Do I need to follow these steps in order?

Step 1: Cavity wall insulation	
Typical installation cost	
	£500 - £1,500
Typical yearly saving	£272
Potential rating after completing step 1	
	29 F
Step 2: Internal or external wall insulation	
Typical installation cost	
	£4,000 - £14,000
Typical yearly saving	
	£1,210
Potential rating after completing steps 1 and 2	
	43 E
Step 3: Floor insulation (suspended floor)	
Typical installation cost	
	£800 - £1,200
Typical yearly saving	
	£101
Potential rating after completing steps 1 to 3	
	44 E

Step 4: Floor insulation (solid floor)

Typical installation cost	C4 000 CC 000
	£4,000 - £0,000
Typical yearly saving	£267
Potential rating after completing steps 1 to 4	
	48 E
Step 5: Heating controls (room thermostat a	ind TRVs)
Typical installation cost	
	£350 - £450
Typical yearly saving	
	£465
Potential rating after completing steps 1 to 5	
	54 E
Step 6: Replace boiler with new condensing	boiler
Typical installation cost	
	£2,200 - £3,000
Typical yearly saving	
	£399
Potential rating after completing steps 1 to 6	
	60 D
Step 7: Solar water heating	
Typical installation cost	

£4,000 - £6,000

Potential rating after completing steps 1 to 7	
	61 D
Step 8: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	
	£3,500 - £5,500
Typical yearly saving	
	£715
Potential rating after completing steps 1 to 8	
	66 D
Step 9: Wind turbine	
Typical installation cost	
	£15,000 - £25,000
Typical yearly saving	
	£1,318
Potential rating after completing steps 1 to 9	
	76 C

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme</u>). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

Potential saving if you complete every step in order

£2810

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.

Heating use in this property

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

Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	41585 kWh per year	
Water heating	3426 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Loft insulation	1728 kWh per year	
Cavity wall insulation	2382 kWh per year	
Solid wall insulation	10613 kWh per year	

Saving energy in this property

Find ways to save energy in your home.

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

Gary Langdale

Telephone

01934 644062

Email

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/018067

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

23 March 2023

Date of certificate

13 April 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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.