Energy performance certificate (EPC)

7 Grosvenor Road GLOUCESTER GL2 0SA	Energy rating	Valid until:	5 June 2033
		Certificate number:	0795-3027-4206-2317-3200

Property type

Detached house

Total floor area

219 square metres

Rules on letting this property

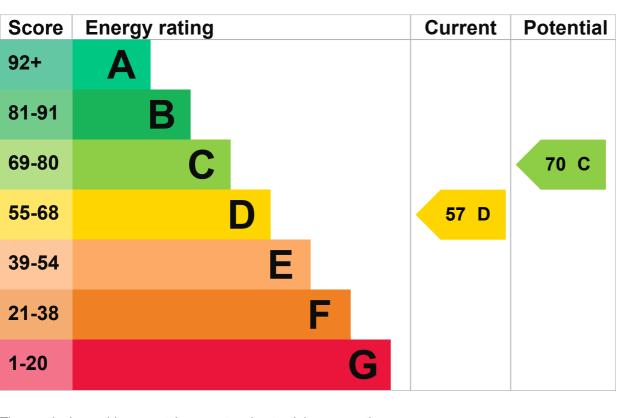
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</u>.

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.



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:

Feature

- 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.

Rating

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Description

Wall	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), ceiling insulated	Poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 232 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £4,359 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 £861 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:

- 28,731 kWh per year for heating
- 3,028 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 2,574 kWh per year from loft insulation

More ways to save energy

Find ways to save energy in your home.

Environmental impact of this property

This property's current environmental impact rating is E. 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

9.4 tonnes of CO2

This property's potential production

6.5 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.

Do I need to follow these steps in order?	
Step 1: Room-in-roof insulation	
Typical installation cost	£1,500 - £2,700
	21,000 22,100
Typical yearly saving	£625
Potential rating after completing step 1	
	63 D
Step 2: Floor insulation (suspended floor)	
Typical installation cost	£800 - £1,200
Typical yearly saving	£236
Potential rating after completing steps 1 and 2	
	65 D
Step 3: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	£3,500 - £5,500
Typical yearly saving	£682
Potential rating after completing steps 1 to 3	
. eterman rating anter completing etero i to c	70 C
Help paying for energy improvements	
You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boil</u> more efficient, low carbon heating system for this property.	ler-upgrade-scheme). This will help you buy a

Changes you could make

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

Nicholas Smee

Telephone

0791 700 5259

Email

chosenenergy@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

Elmhurst Energy Systems Ltd

Assessor's ID

EES/020455

Telephone

01455 883 250

Email

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

About this assessment

Assessor's declaration

No related party

Date of assessment

1 June 2023

Date of certificate

6 June 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).

Certificate number

0695-3027-4206-2117-3204 (/energy-certificate/0695-3027-4206-2117-3204)

Valid until

1 June 2033

Certificate number

0248-5087-7244-3355-0980 (/energy-certificate/0248-5087-7244-3355-0980)

Valid until

7 April 2025