Energy performance certificate (EPC)

80 Gambier Parry Gardens GLOUCESTER GL2 9RE Energy rating

Valid until: 19 June 2033

Certificate 9815-3018-7206-2727-0200 number:

Property type

Detached house

Total floor area

119 square metres

Rules on letting this property

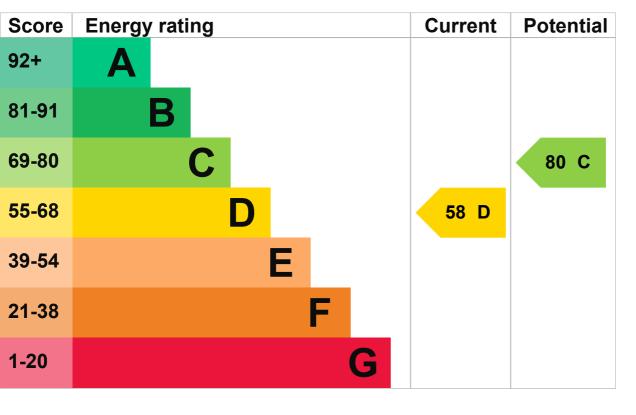
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimumenergy-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

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Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
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	Average
Lighting	Low energy lighting in 15% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A
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Primary energy use

The primary energy use for this property per year is 264 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

Dual electricity meter selected but there is also an electricity meter for standard tariff
 The assessment has been done on the basis of an off-peak electricity tariff. However some heating or hot water appliances may be on the standard domestic tariff.

How this affects your energy bills

An average household would need to spend £2,781 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 £966 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:

- 11,963 kWh per year for heating
- 2,963 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

603 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 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

5.5 tonnes of CO2

This property's potential production

2.6 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	
	£81
Potential rating after completing step 1	
	59 D
Step 2: Floor insulation (solid floor)	
Typical installation cost	
	£4,000 - £6,000
Typical yearly saving	£211
Potential rating after completing steps 1 and 2	
	62 D
Step 3: Low energy lighting	
Typical installation cost	
	£85
Typical yearly saving	£134
Potential rating after completing steps 1 to 3	
	64 D
Step 4: Replace boiler with new condensing boile	·r
Typical installation cost	

Typical yearly saving

£437

Potential rating after completing steps 1 to 4

70 C

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

71 C

£102

Potential rating after completing steps 1 to 5

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£714

80 C

Help paying for energy improvements

Potential rating after completing steps 1 to 6

You might be able to get a grant from the 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.

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

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 enquiries@elmhurstenergy.co.uk
About this assessment
Assessor's declaration No related party
Date of assessment 19 June 2023
Date of certificate 20 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).

Nicholas Smee

