Energy performance certificate (EPC)

37, Barnwood Avenue GLOUCESTER GL4 3AE Energy rating

Valid until: 18 March 2028

Certificate number: 8348-7927-5680-7621-3996

Property type Semi-detached house

Total floor area 124 square metres

Rules on letting this property

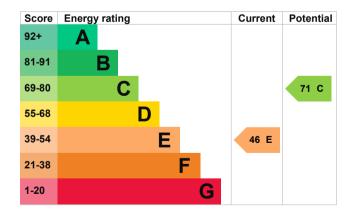
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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



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

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.

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

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
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 29% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 356 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £1,597 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 £519 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 16,209 kWh per year for heating
- 2,295 kWh per year for hot water

Impact on the environment		This property produces	7.8 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be D.		This property's potential production	4.1 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions	C tarres of CO2	These ratings are based or	

of energy.

average occupancy and energy use. People

living at the property may use different amounts

6 tonnes of CO2

Changes you could make

An average household

produces

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£53
2. Low energy lighting	£25	£43
3. Heating controls (room thermostat)	£350 - £450	£177
4. Condensing boiler	£2,200 - £3,000	£179
5. Solar water heating	£4,000 - £6,000	£34
6. High performance external doors	£3,000	£32

Step Typical installation cost Typical yearly saving

7. Solar photovoltaic panels

£5,000 - £8,000

£299

Help 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.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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 Peter Rogers
Telephone 07921160296

Email <u>earthukepc@gmail.com</u>

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme ECMK

 Assessor's ID
 ECMK300549

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

No related party
19 March 2018
19 March 2018

Type of assessment RdSAP