Energy performance certificate (EPC)

7 Kinsale Road BRISTOL BS14 9HA	Energy rating	Valid until: 5 March 2033		
		Certificate number:	2040-5217-9070-6002-6005	
Property type Semi-detached house				
Total floor area		98 square metres		

Rules on letting this property

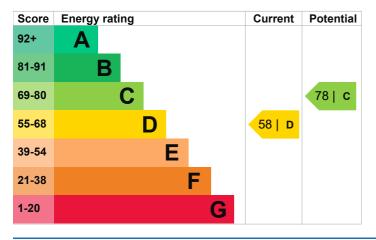
Properties can be let if they have an energy rating from A to E.

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

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</u> performance.



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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very 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
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 288 kilowatt hours per square metre (kWh/m2).

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.

An average household	6 tonnes of CO2		
produces			

This property produces 5.0 tonnes of CO2

This property's2.5 tonnes of CO2potential production

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

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£492
2. Floor insulation (suspended floor)	£800 - £1,200	£114
3. Solar water heating	£4,000 - £6,000	£83
4. Solar photovoltaic panels	£3,500 - £5,500	£692

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		Heating a property usually makes up the majority of energy costs.		
Based on average energy costs when this EPC was created:		Estimated energy used to heat this property		
LI C was created.		Type of heating	Estimated energy used	
Estimated yearly energy cost for this	£2425	Space heating	17251 kWh per year	
property		Water heating	2228 kWh per year	
Potential saving if you £690 complete every step in		Potential energy savings by installing insulation		
order		Type of insulation	Amount of energy saved	
-		Loft insulation	4010 kWh per year	
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.		Solid wall insulation	5031 kWh per year	
		Saving energy in this property		
		Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency		
		<u> </u>		

Heating use 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 Telephone Email Peter Brunt 0117 9570514 <u>energy@pbrunt.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email Quidos Limited QUID206648 01225 667 570 info@quidos.co.uk

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 6 March 2023 6 March 2023 RdSAP