Energy performance certificate (EPC)

271 Stockwood Lane BRISTOL BS14 8NR Energy rating

Valid until: 15 August 2033

Certificate number:

0981-0200-5007-5613-0504

Property type

Semi-detached house

Total floor area

113 square metres

Rules on letting this property

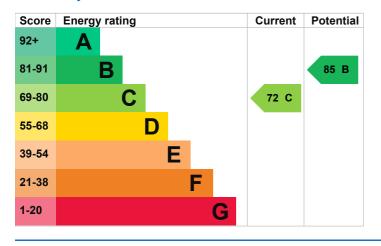
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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:

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, as built, no insulation (assumed)	Poor
Roof	Roof room(s), ceiling insulated	Good
Window	Fully double glazed	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 69% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 171 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £1,812 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 £329 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:

- 10,283 kWh per year for heating
- 2,277 kWh per year for hot water

impact on the environment	This property produces	3.4 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be B.	This property's potential production	1.8 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.

environment. emissions by making the suggested changes. This will help to protect the environment.

You could improve this property's CO2

An average household produces

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

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£100
2. Floor insulation (solid floor)	£4,000 - £6,000	£96
3. Low energy lighting	£20	£43
4. Solar water heating	£4,000 - £6,000	£90
5. Solar photovoltaic panels	£3.500 - £5.500	£690

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 Brunt
Telephone 0117 9570514

Email <u>energy@pbrunt.co.uk</u>

Contacting the accreditation scheme

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

Accreditation scheme

Assessor's ID

Telephone

Email

Quidos Limited
QUID206648

01225 667 570

info@quidos.co.uk

About this assessment

Assessor's declaration No related party
Date of assessment 16 August 2023
Date of certificate 16 August 2023

Type of assessment RdSAP