Energy performance certificate (EPC)

	Energy rating	Valid until:	8 February 2032
Flat 5 Dunster Court Woodborough Road WINSCOMBE BS25 1AG		Certificate number:	0040-2602-8090-2492- 2295
Property type	G	Ground-floor flat	
Total floor area	4	4 square metres	

Rules on letting this property

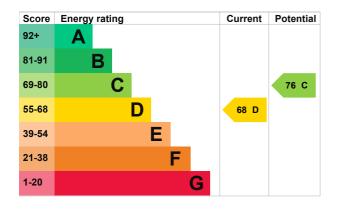
Properties can be let if they have an energy rating from A to E.

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 rating and score

This property's 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:

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.

eature Description		Rating	
Wall	Cavity wall, filled cavity	Good	
Window	Fully double glazed	Average	
Main heating	Electric storage heaters	Average	
Main heating control	Manual charge control	Poor	
Hot water	Electric immersion, off-peak	Average	
Lighting	Low energy lighting in 67% of fixed outlets	Good	
Roof	(another dwelling above)	N/A	
Floor	Solid, no insulation (assumed)	N/A	
Secondary heating	Portable electric heaters (assumed)	N/A	

Primary energy use

The primary energy use for this property per year is 410 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£672 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 £168 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 3,982 kWh per year for heating
- 1,534 kWh per year for hot water

Impact on the enviro	nment	This property produces	3.0 tonnes of CO2	
This property's environmental impact rating is E. It has the potential to be D.		This property's 2.4 tonnes of CO potential production		
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based of about average occupancy	/ and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use differen amounts of energy.		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£76
2. Low energy lighting	£10	£11
3. High heat retention storage heaters	£800 - £1,200	£82

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	Daniel Riddle
Telephone	08000328322
Email	dan.riddle@warmfrontteam.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	Stroma Certification Ltd
Assessor's ID	STR0033257
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party	
Date of assessment	12 January 2022	
Date of certificate	9 February 2022	
Type of assessment	<u>RdSAP</u>	