Energy performance certificate (EPC)

29, Gambier Parry Gardens GLOUCESTER GL2 9RD Energy rating

Valid until: 12 October 2026

Certificate 9798-6992-7240-4476-8990 number:

Property type

Detached house

Total floor area

107 square metres

Rules on letting this property

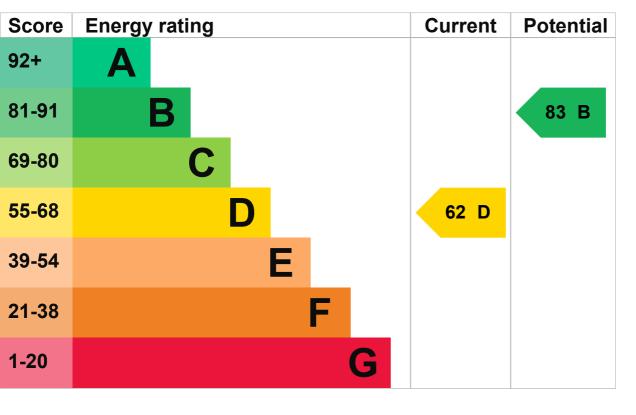
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's current energy rating is D. 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, partial insulation (assumed)	Average
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 6% of fixed outlets	Very poor
Floor	Solid, no 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 242 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £1,049 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 £381 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 12,245 kWh per year for heating
- 2,937 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is D. 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

4.6 tonnes of CO2

This property's potential production

1.8 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: Cavity wall insulation	
Typical installation cost	
	£500 - £1,500
Typical yearly saving	£176
Potential rating after completing step 1	
	68 D
Step 2: Floor insulation (solid floor)	
Typical installation cost	
	£4,000 - £6,000
Typical yearly saving	£69
Potential rating after completing steps 1 and 2	
	70 C
Step 3: Low energy lighting	
Typical installation cost	
	£80
Typical yearly saving	CEO
	£53
Potential rating after completing steps 1 to 3	
	72 C
Step 4: Heating controls (thermostatic radiator valves)	
Heating controls (TRVs)	

Typical installation cost	
	£350 - £450
Typical yearly saving	
	£29
Potential rating after completing steps 1 to 4	
	73 C
Step 5: Solar water heating	
Typical installation cost	
	£4,000 - £6,000
Typical yearly saving	
	£55
Potential rating after completing steps 1 to 5	
	74 C

Step 6: Solar photovoltaic panels, 2.5 kWp

photovoitaic panels, 2.3 kvvp

Typical installation cost

Potential rating after completing steps 1 to 6

£5,000 - £8,000

£286

83 B

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.

Typical yearly saving

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 Mark Sumpter Telephone 07878647693 **Email** <u>marksumps@virginmedia.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 Quidos Limited Assessor's ID QUID200409 Telephone 01225 667 570 Email info@quidos.co.uk About this assessment Assessor's declaration No related party

Date of assessment

11 October 2016

Date of certificate

13 October 2016

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).

There are no related certificates for this property.