Energy performance certificate (EPC)

Apartment 32 10, Unity Street BRISTOL BS1 5HH

Energy rating

Valid until: 23 October 2029

Certificate number: 2648-8938-6230-5831-4920

Property type

Top-floor flat

Total floor area

86 square metres

Rules on letting this property

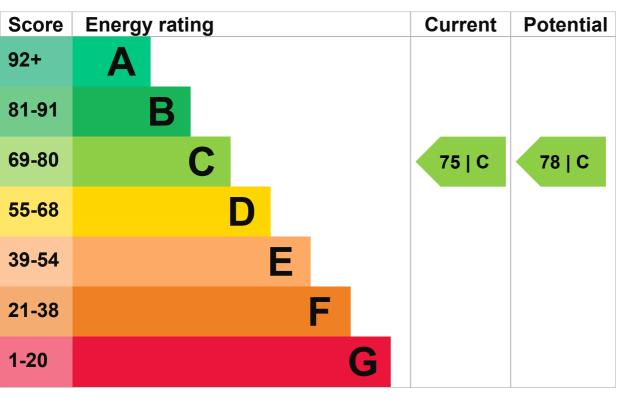
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

See how to improve this property's energy 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

Feature

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.

	-
Solid brick, as built, insulated (assumed)	Good
Pitched, insulated (assumed)	Good
Fully double glazed	Good
Electric storage heaters	Average
Automatic charge control	Average
Electric immersion, off-peak	Average
Low energy lighting in all fixed outlets	Very good
(another dwelling below)	N/A
Portable electric heaters (assumed)	N/A
	Pitched, insulated (assumed) Fully double glazed Electric storage heaters Automatic charge control Electric immersion, off-peak Low energy lighting in all fixed outlets (another dwelling below)

Primary energy use

The primary energy use for this property per year is 235 kilowatt hours per square metre (kWh/m2).

Description

What is primary energy use?

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be D.

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 produces

6 tonnes of CO2

Rating

This property produces

This property's potential production

3.1 tonnes of CO2

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

Do I need to follow these steps in order?

Step 1: High heat retention storage heaters

Typical installation cost

£1,200 - £1,800

Typical yearly saving

£78

Potential rating after completing step 1

78 | C

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

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£682

Potential saving if you complete every step in order

£77

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.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating Estimated energy used

Space heating 4287 kWh per year

Water heating 1896 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

Find ways to save energy in your home.

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

Andrew Newman

Telephone

08455057475

Email

<u>anewman@bioriskltd.co.uk</u>

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO034144

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

Date of assessment

24 October 2019

Date of certificate 24 October 2019

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).

Certificate number

0852-2835-6383-0421-2811 (/energy-certificate/0852-2835-6383-0421-2811)

Expired on

26 August 2019

Certificate number

8188-6420-5339-2361-8022 (/energy-certificate/8188-6420-5339-2361-8022)

Expired on

2 November 2018