# **Energy performance certificate (EPC)**

13, Deanery Road BRISTOL BS1 5QH	Energy rating	Valid until:	9 September 2029
		Certificate number:	0967-2860-7111-9691-7051

## **Property type**

Mid-floor flat

## Total floor area

49 square metres

#### Rules on letting this property

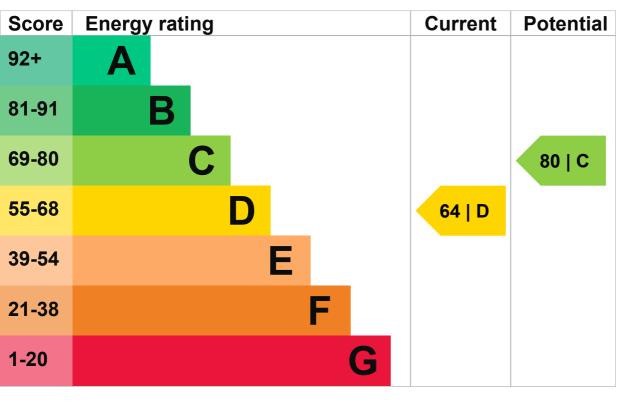
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimumenergy-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.

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

Foaturo

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.

Pating

reature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 57% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

# Primary energy use

The primary energy use for this property per year is 242 kilowatt hours per square metre (kWh/m2).

Description

What is primary energy use?

## Additional information

Additional information about this property:

Storage heater or dual immersion, and single electric meter
 A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.

#### 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

## An average household produces

6 tonnes of CO2

# This property produces

2.0 tonnes of CO2

## This property's potential production

2.0 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 Follow these steps to improve the energy rating and score. Do I need to follow these steps in order? Step 1: Low energy lighting Typical installation cost £30 Typical yearly saving £11 Potential rating after completing step 1 65 | D Step 2: High heat retention storage heaters Typical installation cost £800 - £1,200 Typical yearly saving £284 Potential rating after completing steps 1 and 2 80 | C Paying for energy improvements You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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 £683

£295

Potential saving if you complete every step in order

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 1821 kWh per year

Water heating 1706 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

Stuart Skelton

#### Telephone

01275 400157

#### Email

<u>stuart@westcountryepc.co.uk</u>

# Accreditation scheme contact details

#### Accreditation scheme

Elmhurst Energy Systems Ltd

#### Assessor ID

EES/010197

#### Telephone



# Assessment details

## Assessor's declaration

No related party

#### Date of assessment

10 September 2019

## Date of certificate

10 September 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 <a href="mailto:dluhc.digital-services@levellingup.gov.uk">dluhc.digital-services@levellingup.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.