

Energy performance certificate (EPC)

10, Tuffley Lane
Tuffley
GLOUCESTER
GL4 0DT

Energy rating

D

Valid until: **5 July 2026**

Certificate number: **8703-8063-0829-7707-3363**

Property type Detached house

Total floor area 94 square metres

Rules on letting this property

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

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

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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	Pitched, 300 mm loft insulation	Very good
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating	Room heaters, dual fuel (mineral and wood)	Very poor
Main heating control	TRVs and bypass	Average
Main heating control	No thermostatic control of room temperature	Poor
Hot water	From main system	Good
Lighting	Low energy lighting in 30% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 263 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 **£1,556 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 £679 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:

- 15,831 kWh per year for heating
- 2,220 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	4.8 tonnes of CO2
This property's potential production	1.7 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	£452
Potential rating after completing step 1	 74 C


Step 2: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£89
Potential rating after completing steps 1 and 2	 77 C


Step 3: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£10
Potential rating after completing steps 1 to 3	 78 C

Step 4: Low energy lighting

Typical installation cost	£35
Typical yearly saving	£32
Potential rating after completing steps 1 to 4	 79 C

Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£38
Potential rating after completing steps 1 to 5	 80 C

Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
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Potential rating after completing steps 1 to 6

83 B

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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.](#)

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	David Allen
Telephone	01296730909
Email	david.exactassessors@gmail.com

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	STRO010894
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	6 July 2016
Date of certificate	6 July 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).

Certificate number	0333-2885-7790-9006-7781 (/energy-certificate/0333-2885-7790-9006-7781)
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Valid until 4 January 2026

Certificate number [0333-2884-7780-9005-2791 \(/energy-certificate/0333-2884-7780-9005-2791\)](#)

Valid until 4 August 2025

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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