# **Energy performance certificate (EPC)**

22 Sandcroft
BRISTOL
BS14 0AL

Energy rating
Certificate number:

Valid until: 18 June 2033

Certificate 0967-0200-4907-5111-0200

Property type Semi-detached house

Total floor area 76 square metres

## Rules on letting this property

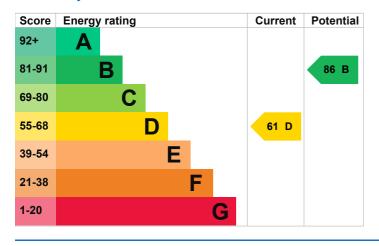
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="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</a>).

## **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, filled cavity	Average
Roof	Roof room(s), ceiling insulated	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 88% of fixed outlets	Very good
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 281 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £1,876 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 £750 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 11,187 kWh per year for heating
- 1,925 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

• 51 kWh per year from loft insulation

### More ways to save energy

Find ways to save energy in your home by visiting <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

Environmental impact of this property	This property produces	3.8 tonnes of CO2
This property's current environmental impact	This property's potential production	1.1 tonnes of CO2

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2)

rating is D. It has the potential to be B.

they produce each year. CO2 harms the environment.

#### Carbon emissions

6 tonnes of CO2 An average household produces

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

Step	Typical Installation cost	iypicai yeariy saving
1. Room-in-roof insulation	£1.500 - £2.700	£585

Step	Typical installation cost	Typical yearly saving
2. Floor insulation (solid floor)	£4,000 - £6,000	£90
3. Solar water heating	£4,000 - £6,000	£75
4. Solar photovoltaic panels	£3,500 - £5,500	£692

### 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.

#### 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 Peter Brunt
Telephone 0117 9570514

Email <u>energy@pbrunt.co.uk</u>

#### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Assessor's ID

Telephone

Email

Quidos Limited
QUID206648

QUID206648

info@quidos.co.uk

#### About this assessment

Assessor's declaration

Date of assessment

Date of certificate

No related party
19 June 2023
19 June 2023

Type of assessment RdSAP