Energy performance certificate (EPC)

6. Covent Garden	Energy rating	Valid until:	12 December 2029		
Redwarley GLOUCESTER GL19 3LH	B	Certificate number:	9378-2913-7382-6181- 2920		
Property type	ype Detached house				
Total floor area	1	84 square metres			

Rules on letting this property

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

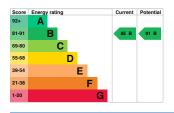
You can read guidance for landlords on the regulations and exemptions

(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. 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
Walls	Average thermal transmittance 0.18 W/m²K	Very good
Roof	Average thermal transmittance 0.12 W/m²K	Very good
Floor	Average thermal transmittance 0.17 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 6.4 m³/h.m² (as tested)	Good
Secondary heating	Room heaters, wood logs	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:

· Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 77 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £609 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 £44 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- · 6,546 kWh per year for heating
- · 2.255 kWh per year for hot water

Impact on the environm

This property's environmental impact rating is B. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household	6 tonnes of CO2
produces	

This property produces	2.3 tonnes of CO2

This property's potential 1.1 tonnes of CO2 production

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	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£44
2. Solar photovoltaic panels	£3.500 - £5.500	£324

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 by visiting www.gov.uk/improve-energy-efficiency

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.

Assesor's name Ellie Wang
Telephone 0845 8366 387
Email elliew@energistuk.co.uk

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
 STRO003205

 Telephone
 0330 124 9660

Email certification@stroma.com

About this assessment

 Assessor's declaration
 No related party

 Date of assessment
 13 December 2019

 Date of certificate
 13 December 2019

Type of assessment SAP