Energy performance certificate (EPC)			
58 Downton Road BRISTOL BS4 1PZ	Energy rating	Valid until: 7 March 2032 Certificate number: 0981-0000-3207-4312-0200	
Property type		end-terrace house	
Total floor area		72 square metres	

Rules on letting this property

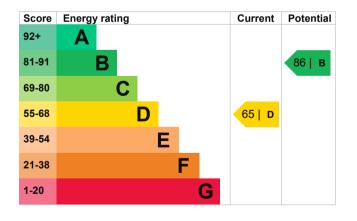
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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
- 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.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 234 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	3.0 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be B. Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		This property's potential 1.0 tonnes of Co production	
		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.0 tonnes per year. This will help to protect the environment.	
Properties with an A rating	produce less CO2		
than G rated properties. An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not consumed by the people live	e occupancy and reflect how energy is

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (65) to B (86).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£42
2. Low energy lighting	£35	£56
3. Heating controls (TRVs)	£350 - £450	£19
4. Condensing boiler	£2,200 - £3,000	£46
5. Solar water heating	£4,000 - £6,000	£27
6. Solar photovoltaic panels	£3,500 - £5,500	£367

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£681
Potential saving	£190

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.

The estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

Heating use in this property

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

Estimated energy	used to heat this property
Space heating	7175 kWh per year
Water heating	2030 kWh per year
Potential energ insulation	y savings by installing
Type of insulation	Amount of energy saved
Loft insulation	387 kWh per year
Incentive payments	o receive <u>Renewable Heat</u> _(<u>https://www.gov.uk/domestic-</u> <u>tive)</u> . This will help to reduce

of the payments.

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		
Telephone		
Email		

Ross Clappison 07882682048 <u>ross@southwestepcs.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO035593 0330 124 9660 certification@stroma.com

No related party 8 March 2022 8 March 2022 RdSAP