Energy performance certificate (EPC)			
9 llchester Crescent BRISTOL BS13 7HL	Energy rating	Valid until: 31 October 2033 Certificate number: 0091-3931-4209-2007-8204	
Property type		Mid-terrace house	
Total floor area		87 square metres	

# Rules on letting this property

# You may not be able to let this property

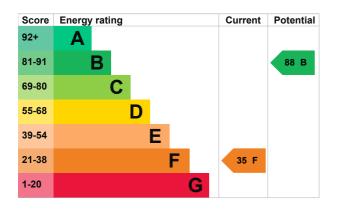
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

# Energy rating and score

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

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



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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Partial double glazing	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Suspended, 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 558 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£3,500 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 £2,403 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:

- 10,420 kWh per year for heating
- 5,114 kWh per year for hot water

Impact on the envir	onment	This property produces	8.2 tonnes of CO2
This property's current env rating is F. It has the poten	•	This property's potential production	1.0 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based of about average occupancy People living at the prope	and energy use.
An average household produces	6 tonnes of CO2	amounts of energy.	

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£77
2. Internal or external wall insulation	£4,000 - £14,000	£464
3. Floor insulation (suspended floor)	£800 - £1,200	£137
4. Insulate hot water cylinder with 80 mm jacket	£15 - £30	£865
5. Low energy lighting	£25	£71

Step	Typical installation cost	Typical yearly saving
6. Gas condensing boiler	£3,000 - £7,000	£679
7. Solar water heating	£4,000 - £6,000	£110
8. 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.

### 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.

Assessor's name	Ross Clappison
Telephone	07882682048
Email	ross@southwestepcs.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/029368
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party	
Date of assessment	1 November 2023	
Date of certificate	1 November 2023	
Type of assessment	RdSAP	