Energy performance certificate (EPC)			
234 Airpoint Skypark Road BRISTOL	Energy rating	Valid until:	16 January 2030
BS3 3NG		Certificate number:	9238-0088-6299-7410-7234
Property type Ground-floor flat			
Total floor area	66 square metres		

# Rules on letting this property

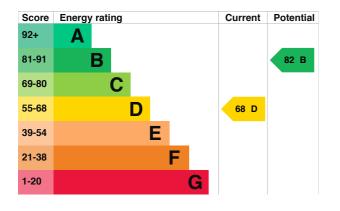
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance 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>).

# **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.



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, insulated (assumed)	Good
Wall	Solid brick, as built, insulated (assumed)	Very good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, off-peak	Average
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A
Floor	To external air, insulated (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 205 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£725 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 £299 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 1,871 kWh per year for heating
- 1,896 kWh per year for hot water

Impact on the envir	ronment	This property produces	2.3 tonnes of CO2
This property's environmer C. It has the potential to be		This property's potential production	2.1 tonnes of CO2
Properties get a rating fron (worst) on how much carbo they produce each year.		You could improve this pre emissions by making the This will help to protect th	suggested changes.
Carbon emissions		These ratings are based of about average occupancy	and energy use.
An average household produces	6 tonnes of CO2	People living at the property may use dif amounts of energy.	rty may use different

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£60	£38
2. High heat retention storage heaters	£1,200 - £1,800	£232
3. Heat recovery system for mixer showers	£585 - £725	£28

## 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	01172 87899
Email	rclappison@googlemail.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	STR0034436
Telephone	0330 124 9660
Email	certification@stroma.com

## About this assessment

Assessor's declaration	No related party
Date of assessment	17 January 2020
Date of certificate	17 January 2020
Type of assessment	RdSAP