| Energy performance certificate (EPC)                                   |                   |   |
|--|-------------------|---|
| Fox Cottage<br>Park Street<br>Hawkesbury Upton<br>BADMINTON<br>GL9 1BA | Energy rating     | Valid until: 9 September 2030<br>Certificate number: 8105-7707-0122-4597-0103 |
| Property type  | End-terrace house |   |
| Total floor area   | 93 square metres  |   |

# Rules on letting this property

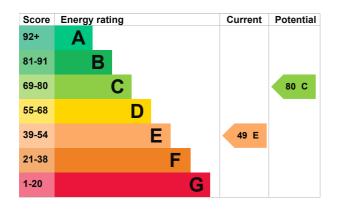
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

# **Energy rating and score**

This property's energy rating is E. It has the potential to be C.

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, no insulation (assumed)      | Poor      |
| Wall                 | Cavity wall, as built, partial insulation (assumed) | Average   |
| Wall                 | Cavity wall, as built, insulated (assumed)          | Good      |
| Roof                 | Pitched, 100 mm loft insulation                     | Average   |
| Roof                 | Pitched, insulated (assumed)                        | Good      |
| Window               | Fully double glazed                                 | Average   |
| Main heating         | Boiler and radiators, oil                           | Average   |
| Main heating control | Programmer, TRVs and bypass                         | Average   |
| Hot water            | From main system                                    | Average   |
| Lighting             | Low energy lighting in 78% of fixed outlets         | Very good |
| Floor                | Solid, no insulation (assumed)                      | N/A       |
| Floor                | Solid, insulated (assumed)                          | N/A       |
| 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 267 kilowatt hours per square metre (kWh/m2).

## Additional information

Additional information about this property:

- · Cavity fill is recommended
- · Stone walls present, not insulated

# How this affects your energy bills

An average household would need to spend **£1,094 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 £421 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:

- 13,046 kWh per year for heating
- 2,886 kWh per year for hot water

| Impact on the envi  | ronment         | This property produces  | 5.9 tonnes of CO2     |
|---|-----------------|---|-----------------------|
| This property's environment<br>E. It has the potential to be  | , ,             | This property's potential production  | 2.5 tonnes of CO2     |
| Properties get a rating from A (best) to G<br>(worst) on how much carbon dioxide (CO2)<br>they produce each year. |                 | You could improve this property's CO2<br>emissions by making the suggested changes.<br>This will help to protect the environment. |                       |
| Carbon emissions  |                 | These ratings are based on assumptions about average occupancy and energy use.  |                       |
| An average household<br>produces  | 6 tonnes of CO2 | People living at the property may use diff amounts of energy.   | rty may use different |

# Changes you could make

| Step   | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm                | £100 - £350               | £29                   |
| 2. Cavity wall insulation                            | £500 - £1,500             | £115                  |
| 3. Internal or external wall insulation              | £4,000 - £14,000          | £66                   |
| 4. Floor insulation (solid floor)                    | £4,000 - £6,000           | £47                   |
| 5. Add additional 80 mm jacket to hot water cylinder | £15 - £30                 | £9                    |

| Step                                  | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 6. Heating controls (room thermostat) | £350 - £450               | £49                   |
| 7. Condensing boiler                  | £2,200 - £3,000           | £56                   |
| 8. Solar water heating                | £4,000 - £6,000           | £48                   |
| 9. Solar photovoltaic panels          | £3,500 - £5,500           | £345                  |

## 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 | Peter Brunt         |
|-----------------|---------------------|
| Telephone       | 0117 9570514        |
| Email           | energy@pbrunt.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 | Quidos Limited    |  |
|----------------------|-------------------|--|
| Assessor's ID        | QUID206648        |  |
| Telephone            | 01225 667 570     |  |
| Email                | info@quidos.co.uk |  |

### About this assessment

| Assessor's declaration | No related party  |
|------------------------|-------------------|
| Date of assessment     | 10 September 2020 |
| Date of certificate    | 10 September 2020 |
| Type of assessment     | RdSAP             |