Energy performance certificate (EPC)		
55, Robinhood Street GLOUCESTER GL1 5PW	Energy rating	Valid until: <b>19 October 2026</b> Certificate number: <b>8691-5417-0329-9096-2063</b>
Property type	End-terrace house	
Total floor area		63 square metres

# Rules on letting this property

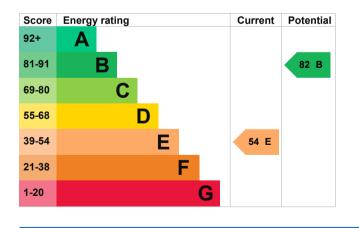
Properties can be let if they have an energy rating from A to E.

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

## Energy rating and score

This property's current energy rating is E. 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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Very good
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 328 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£892 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 £332 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 10,209 kWh per year for heating
- 2,204 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

- 126 kWh per year from loft insulation
- 3,655 kWh per year from solid wall insulation

#### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

onment	This property produces	3.6 tonnes of CO2	
•	This property's potential production	1.1 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.	
6 tonnes of CO2	average occupancy and en	ergy use. People	
	le (CO2) they arms the environment.	ronmental impact tial to be B.This property's potential productionA (best) to G (worst) le (CO2) they arms the environment.You could improve this prop emissions by making the su This will help to protect the6 tonnes of CO2These ratings are based or average occupancy and en living at the property may u	

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£221

Step 2. Floor insulation (suspended floor)	Typical installation cost	Typical yearly saving
3. Floor insulation (solid floor)	£4,000 - £6,000	£21
4. Low energy lighting	£20	£10
5. Heating controls (room thermostat)	£350 - £450	£20
6. Solar water heating	£4,000 - £6,000	£29
7. Solar photovoltaic panels	£5,000 - £8,000	£286

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgradescheme). This will help you buy a more efficient, low carbon heating system for this property.

### 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	Jonathan Husband
Telephone	01793 430043
Email	home.inspection@hotmail.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	NHER
Assessor's ID	NHER002615
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment

No related party 19 October 2016 20 October 2016 RdSAP