# **Energy performance certificate (EPC)**

Flat 4 9 Wellingtonia Gardens GLOUCESTER GL4 3BZ Energy rating

Valid until: 1 December 2032

Certificate number: 2121-9725-9396-3221-1526

Property type Mid-floor flat

Total floor area 77 square metres

# Rules on letting this property

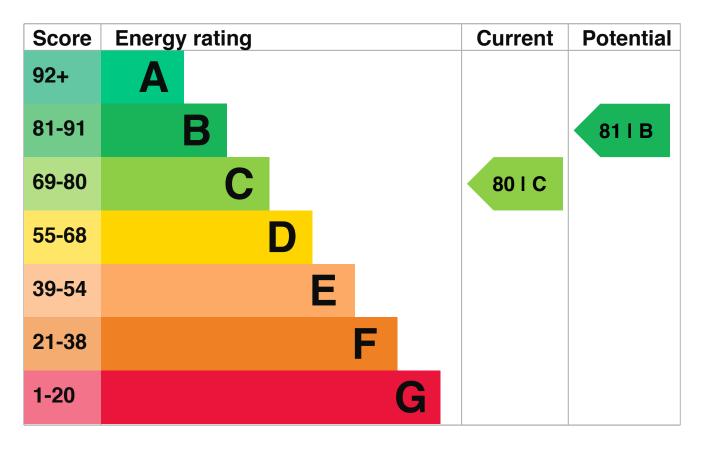
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (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 C. It has the potential to be B.

See how to improve this property's energy performance.



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

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, as built, insulated (assumed)	Very good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Poor
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 79% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 168 kilowatt hours per square metre (kWh/m2).

### **Environmental impact of this property**

This property's current environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces	6 tonnes of CO2
This property produces	2.2 tonnes of CO2
This property's potential production	2.0 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

# Improve this property's energy rating

Typical installation cost Typical yearly saving

1. Heat recovery system for mixer showers

£585 - £725

£38

#### 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.

### Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£593
Potential saving if you complete every step in order	£38

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.

# Heating use in this property

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

# Estimated energy used to heat this property

Type of heating Estimated energy used

Space heating 1887 kWh per year

Water heating 1891 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

### Saving energy in this property

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

# 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	Timothy Price	
Telephone	07827828549	
Email	rydal48@gmail.com	
Accreditation scheme contact details		
Accreditation scheme	ECMK	
Assessor ID	ECMK300484	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
Assessment details		
Assessor's declaration	No related party	
Date of assessment	2 December 2022	
Date of certificate	2 December 2022	
Type of assessment	<u>RdSAP</u>	