

Energy performance certificate (EPC)

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|--|---------------------------|---|
| 23, High Street Chew Magna BRISTOL BS40 8PR | Energy rating D | Valid until: 21 November 2027 |
| | | Certificate number: 8023-6329-4389-0922-2926 |

Property type

Mid-terrace house

Total floor area

62 square metres

Rules on letting this property

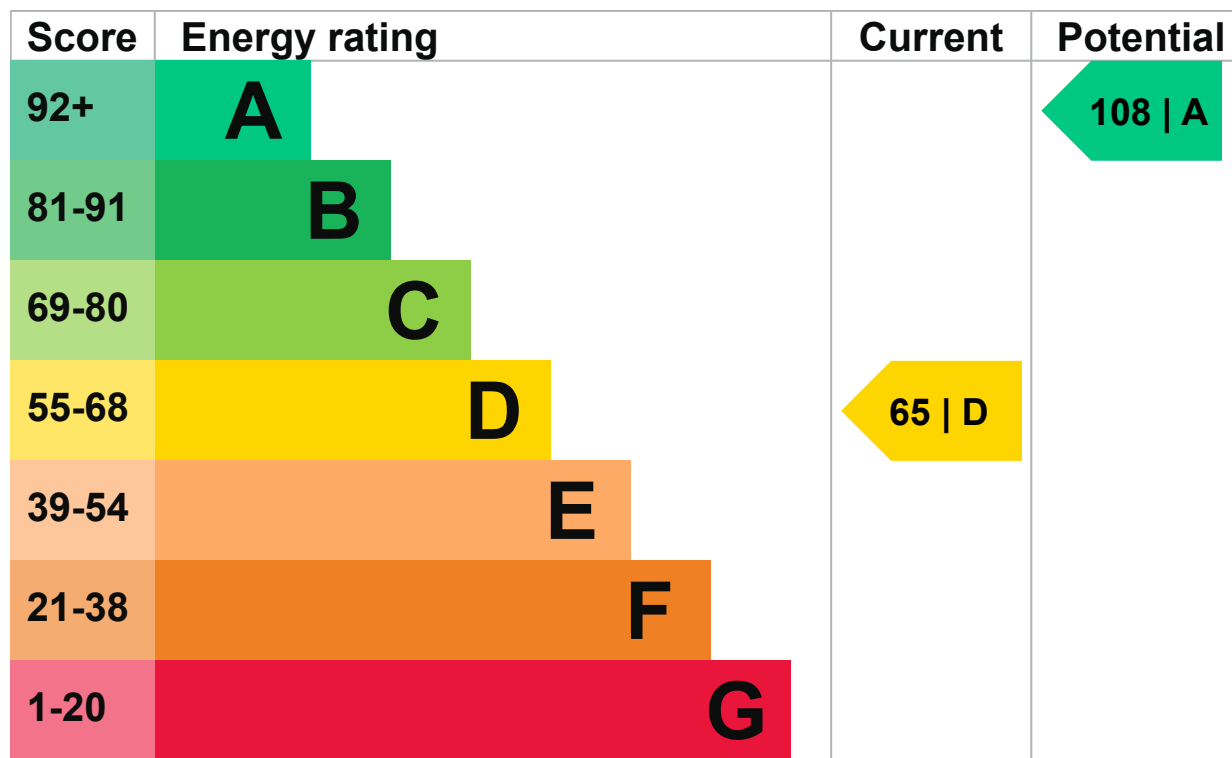
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be A.

[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 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, no insulation (assumed) | Very poor |

| Feature | Description | Rating |
|----------------------|---|--------|
| Roof | Pitched, insulated (assumed) | Good |
| Window | Mostly double glazing | Good |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 50% of fixed outlets | Good |
| Floor | Solid, no insulation (assumed) | N/A |
| Floor | Solid, insulated (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 265 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Stone walls present, not insulated
- Dwelling has access issues for cavity wall insulation

Environmental impact of this property

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

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

2.9 tonnes of CO₂

This property's potential production

-0.5 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

▶ [Do I need to follow these steps in order?](#)

Step 1: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£47

Potential rating after completing step 1

67 | D

Step 2: Low energy lighting

Typical installation cost

£25

Typical yearly saving

£19

Potential rating after completing steps 1 and 2

68 | D

Step 3: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£34

Potential rating after completing steps 1 to 3

70 | C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£299

Potential rating after completing steps 1 to 4

82 | B

Step 5: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£561

Potential rating after completing steps 1 to 5

108 | A

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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

£669

Potential saving if you complete every step in order

£100

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 | 8043 kWh per year |
| Water heating | 1885 kWh per year |

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|-----------------------|------------------------|
| Loft insulation | 2358 kWh per year |
| Solid wall insulation | 1074 kWh per year |

Saving energy in this property

[Find ways to save energy in your home.](#)

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

Stephen Stanley

Telephone

01225 951 177

Email

info@epcbath.org.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/008696

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**No related party

Date of assessment22 November 2017

Date of certificate22 November 2017

Type of assessment▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number[0240-2898-6398-9326-9265 \(/energy-certificate/0240-2898-6398-9326-9265\)](/energy-certificate/0240-2898-6398-9326-9265)**Valid until**27 January 2026

Certificate number[9338-2032-6283-4198-3004 \(/energy-certificate/9338-2032-6283-4198-3004\)](/energy-certificate/9338-2032-6283-4198-3004)**Expired on**17 July 2018
