

Energy performance certificate (EPC)

1 Southleaze Cottages Southleaze WINSCOMBE BS25 1ND	Energy rating D	Valid until: 6 February 2033
		Certificate number: 0330-2346-1220-2807-4371

Property type

End-terrace house

Total floor area

224 square metres

Rules on letting this property

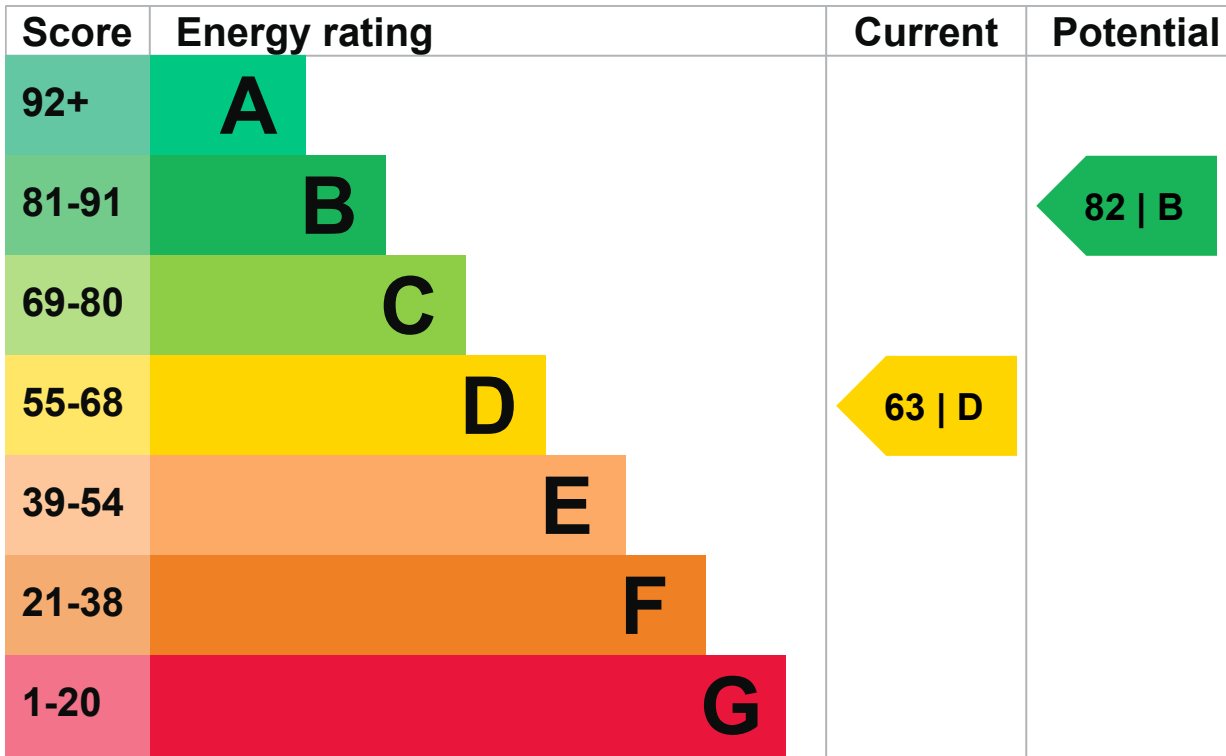
Properties can be let if they have an energy rating from A to E.

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 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)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Average

Feature	Description	Rating
Roof	Pitched, insulated at rafters	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, TRVs and bypass	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 96% 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 122 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
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

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

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

6.0 tonnes of CO2

This property's potential production

2.3 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

£61

Potential rating after completing step 1

65 | D

Step 2: Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£50

Potential rating after completing steps 1 and 2

66 | D

Step 3: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£58

Potential rating after completing steps 1 to 3

67 | D

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£437

Potential rating after completing steps 1 to 4

72 | C

Step 5: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£806

Potential rating after completing steps 1 to 5

82 | B

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

£1584

Potential saving if you complete every step in order

£169

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	15507 kWh per year
Water heating	2885 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	453 kWh per year
Solid wall insulation	876 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

Glyn Davis

Telephone

07826 850864

Email

glyn.davis1@btinternet.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/020271

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

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

Date of assessment6 February 2023

Date of certificate7 February 2023

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[0197-2862-6397-9293-5805 \(/energy-certificate/0197-2862-6397-9293-5805\)](/energy-certificate/0197-2862-6397-9293-5805)**Valid until**11 January 2027
