# **Energy performance certificate (EPC)**

Total floor area		154 square metres	
Property type		Detached hou	JSE
GL 15 DAH		Certificate number:	0000-4633-0122-6322-3173
13 Bracken Close Energy rating LYDNEY GL15 5AH	Valid until:	28 September 2033	

## Rules on letting this property

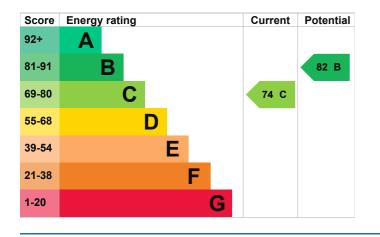
Properties can be let if they have an energy rating from A to E.

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 C. 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	Cavity wall, filled cavity	Good
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Roof room(s), insulated	Good
Window	Fully double glazed	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 all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

### Primary energy use

The primary energy use for this property per year is 150 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£2,146 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 £155 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 12,761 kWh per year for heating
- 2,322 kWh per year for hot water

Impact on the envi	ronment	This property produces	4.2 tonnes of CO2
This property's current en rating is C. It has the pote	•	This property's potential production	2.9 tonnes of CO2
Properties get a rating from (worst) on how much carb they produce each year. C environment.	on dioxide (CO2)	You could improve this pr emissions by making the This will help to protect th	suggested changes.
<b>Carbon emissions</b> An average household produces	6 tonnes of CO2	These ratings are based of about average occupancy People living at the prope amounts of energy.	/ and energy use.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£155
2. Solar photovoltaic panels	£3,500 - £5,500	£681

### 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 <u>www.gov.uk/improve-energy-efficiency</u>.

## 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	Stephen Harper
Telephone	07500804620 01594810090
Email	steve@forestenergyassessors.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008432
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party
Date of assessment	27 September 2023
Date of certificate	29 September 2023
Type of assessment	RdSAP