# **Energy performance certificate (EPC)**

1 Ferndale The Branch Central Lydbrook LYDBROOK GL17 9SD Energy rating

Valid until: 16 June 2033

Certificate number: 0300-2553-6260-2797-6781

Property type

Semi-detached house

Total floor area

67 square metres

### Rules on letting this property

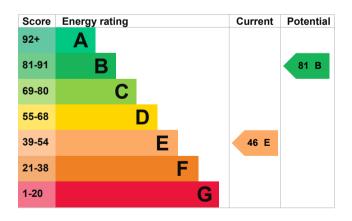
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</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 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (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 345 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

• Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend £1,982 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 £805 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:

- 11,732 kWh per year for heating
- 3,159 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

- 167 kWh per year from loft insulation
- 3,901 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.

Environmental impact of this property		This property produces	5.9 tonnes of CO2
This property's current environmental rating is E. It has the potential to be	•	This property's potential production	2.4 tonnes of CO2
Properties get a rating from A (best) on how much carbon dioxide (CO2) produce each year. CO2 harms the	they	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on	•
An average household 6 to produces	onnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.	

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£121
2. Internal or external wall insulation	£4,000 - £14,000	£489
3. Floor insulation (solid floor)	£4,000 - £6,000	£71
4. Heating controls (room thermostat)	£350 - £450	£56
5. Solar water heating	£4,000 - £6,000	£67
6. Solar photovoltaic panels	£3,500 - £5,500	£672

#### 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.

#### 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 John Harrison Telephone 07766043629

Email johnharrisondea@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 Elmhurst Energy Systems Ltd

Assessor's ID EES/019625 Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
17 June 2023
17 June 2023
RdSAP