# **Energy performance certificate (EPC)**

18, Letch Hill Drive
Bourton-on-the-Water
CHELTENHAM
GL54 2DQ

Energy rating
Valid until:

Certificate
number:

Calculate 18396-7828-4940-0641-3992

Property type Detached bungalow

Total floor area 79 square metres

### Rules on letting this property

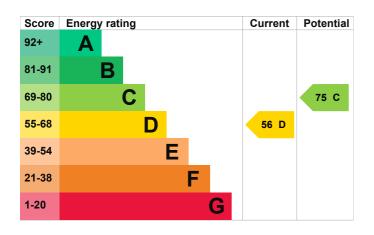
Properties can be let if they have an energy rating from A to E.

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 rating and score**

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



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
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
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 86% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 338 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £1,058 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 £198 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 14,185 kWh per year for heating
- 2,103 kWh per year for hot water

Impact on the environment	This property produces	4.7 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be D.	This property's potential production	2.8 tonnes of CO2

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

# they produce each year. emissions by making the suggested changes. This will help to protect the environment. Carbon emissions

An average 6 tonnes of CO2 household produces

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

You could improve this property's CO2

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£79
2. Condensing boiler	£2,200 - £3,000	£90
3. Flue gas heat recovery	£400 - £900	£29
4. Solar photovoltaic panels	£5,000 - £8,000	£285

### 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 <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>

### 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	Martin Edwards
Telephone	08456809231
Email	admin@epcportal.com

# **Contacting the accreditation scheme**

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO029432
Telephone	0330 124 9660
Email	certification@stroma.com
About this assessment	
Assessor's declaration	No related party
Date of assessment	19 August 2016
Date of certificate	24 August 2016
Type of assessment	RdSAP