Energy performance certificate (EPC)

14 South View Way Prestbury CHELTENHAM GL52 5BH Energy rating

Valid until:

13 June 2032

Certificate number:

2575-4475-1111-5377-9172

Property type

Semi-detached bungalow

Total floor area

65 square metres

Rules on letting this property



You may not be able to let this property

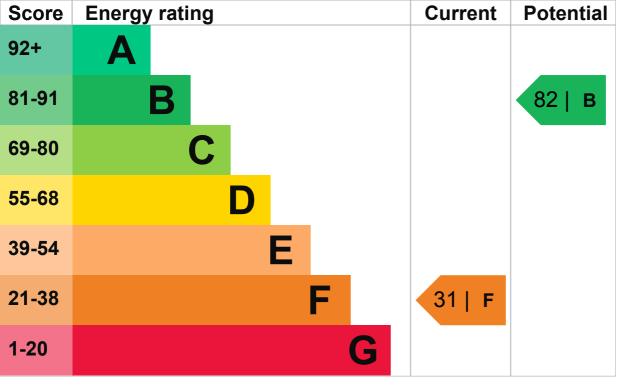
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</u>.

Properties can be rented if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. 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 efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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, no insulation (assumed)	Poor
Roof	Pitched, 25 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor

Feature	Description	Rating
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 50% of fixed outlets	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 806 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

9.3 tonnes of CO2

This property's potential production

3.1 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 6.2 tonnes per year. 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 performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from F (31) to B

Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

Potential rating after completing step 1

Step 2: Cavity wall insulation

Cavity wall insulation

Typical installation cost

Typical yearly saving

Potential rating after completing steps 1 and 2

Step 3: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

Potential energy rating

39 | E

£299

£500 - £1,500

47 | E

£232

£4,000 - £6,000

Typical yearly saving

£147

Step 4: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

Potential rating after completing steps 1 to 4

54 | E

£48

Step 5: Low energy lighting

Low energy lighting

Linatal

__

Typical installation cost

£20

Typical yearly saving

£23

55 | D

Potential rating after completing steps 1 to 5

Step 6: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost

£1,200 - £1,800

Typical yearly saving

£306

Potential rating after completing steps 1 to 6

Step 7: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

Potential rating after completing steps 1 to 7

£70

70 | C

Step 8: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

Potential rating after completing steps 1 to 8

82 | B

£375

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1919

Potential saving

£1126

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.

The potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

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 14402 kWh per year

Water heating 2222 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Loft insulation 2980 kWh per year

Cavity wall insulation 2316 kWh per year

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

Peter Rogers

Telephone

07921160296

Email

earthukepc@gmail.com

Accreditation scheme contact details

Accreditation scheme

ECMK

Assessor ID

ECMK300549

Telephone

0333 123 1418

Email

<u>info@ecmk.co.uk</u>

Assessment details Assessor's declaration No related party Date of assessment

14 June 2022

Date of certificate

14 June 2022

Type of assessment



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.

There are no related certificates for this property.