Energy performance certificate (EPC)			
25 Shoscombe BATH BA2 8LS	Energy rating	Valid until: 6 July 2033 Certificate number: 4629-7117-7002-0603-0902	
Property type	Detached house		
Total floor area		138 square metres	

Rules on letting this property



You may not be able to let this property

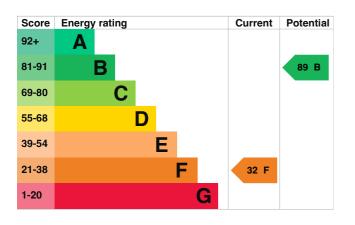
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let 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 rating and score

This property's current energy rating is F. 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, insulated	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, wood pellets	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
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 main heating
- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 356 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 £4,939 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 £2,572 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:

- 26,624 kWh per year for heating
- 2,798 kWh per year for hot water

Impact on the enviro	onment	This property produces	2.0 tonnes of CO2
This property's current envir rating is B. It has the potent	•	This property's potential production	-1.8 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2	
Carbon emissions		emissions by making the s This will help to protect the	00 0
An average household produces	6 tonnes of CO2	These ratings are based or average occupancy and er living at the property may u of energy.	nergy use. People

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£151
2. Internal or external wall insulation	£4,000 - £14,000	£1,888
3. Floor insulation (solid floor)	£4,000 - £6,000	£269
4. Solar water heating	£4,000 - £6,000	£264
5. Solar photovoltaic panels	£3,500 - £5,500	£685
6. Wind turbine	£15,000 - £25,000	£1,318

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 www.gov.uk/improve-energy-efficiency.

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	Luke Sheppard
Telephone	+44 (0)7919 593 003
Email	hello@roomcpm.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID200120
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment

No related party 6 July 2023 7 July 2023 **RdSAP**