Energy performance certificate (EPC)			
5 Bartletts Mead Steeple Ashton TROWBRIDGE BA14 6HF	Energy rating	Valid until: <b>10 May 2033</b>	
		Certificate number: <b>0956-1212-4807</b> - <b>8900-1004</b>	
Property type	Detached house		
Total floor area		109 square metres	

# Rules on letting this property

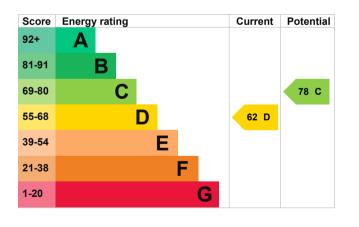
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<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 D. It has the potential to be C.

<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, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 30% of fixed outlets	Average
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 secondary heating

#### Primary energy use

The primary energy use for this property per year is 179 kilowatt hours per square metre (kWh/m2).

production

This property's potential

You could improve this property's CO2

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.

emissions by making the suggested changes.

2.6 tonnes of CO2

# Environmental impact of this property

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

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

An average household	6 tonnes of CO2
produces	

This property produces 4.5 tonnes of CO2

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£59
2. Floor insulation (solid floor)	£4,000 - £6,000	£123
3. Low energy lighting	£35	£97
4. Solar water heating	£4,000 - £6,000	£100
5. Solar photovoltaic panels	£3,500 - £5,500	£692

## 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.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1739
Potential saving if you complete every step in order	£379

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.

#### 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	10444 kWh per year	
Water heating	2797 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Loft insulation	561 kWh per year	
Saving energy in this property		

Find ways to save energy in your home by

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

## 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	Neil Tyrie
Telephone	(0)7875 746 880
Email	neil.tyrie@hotmail.c

## Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

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

o.uk

**Quidos Limited** QUID200944 01225 667 570 info@guidos.co.uk

No related party 11 May 2023 11 May 2023 **RdSAP**