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Energy performance certificate (EPC)

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49, Brassmill Lane
BATH
BA1 3JD

Energy rating

E

Valid until 21 April 2024

Certificate number
0127-2822-7443-9424-9325

Print this certificate

Property type	Mid-terrace house
Total floor area	63 square metres

Rules on letting this property

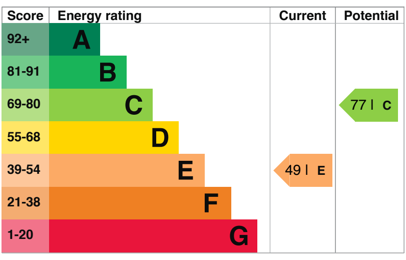
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions.

Energy efficiency rating for this property

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

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.

The average energy rating and score for a property in England and Wales are D (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
Wall	Timber frame, as built, partial insulation (assumed)	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

Primary energy use

The primary energy use for this property per year is 340 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	4.5 tonnes of CO2
This property's potential production	2.0 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 2.5 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (49) to C (77).

Potential energy rating

C

▶ What is an energy rating?

Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£27.90
Potential rating after carrying out recommendation 1	50 | E

Recommendation 2: Cavity wall insulation

Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£46.85
Potential rating after carrying out recommendations 1 and 2	53 | E

Recommendation 3: Floor insulation

Floor insulation

Typical installation cost	£800 - £1,200
Typical yearly saving	£33.67
Potential rating after carrying out recommendations 1 to 3	55 | D

Recommendation 4: Low energy lighting

Low energy lighting

Typical installation cost	£45
Typical yearly saving	£32.28
Potential rating after carrying out recommendations 1 to 4	56 | D

Recommendation 5: Heating controls (room thermostat)

Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£34.73
Potential rating after carrying out recommendations 1 to 5	58 | D

Recommendation 6: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£104.42
Potential rating after carrying out recommendations 1 to 6	63 | D

Recommendation 7: Flue gas heat recovery device in conjunction with boiler

Flue gas heat recovery

Typical installation cost	£900
Typical yearly saving	£21.19
Potential rating after carrying out recommendations 1 to 7	65 | D

Recommendation 8: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£9,000 - £14,000
Typical yearly saving	£257.54
Potential rating after carrying out recommendations 1 to 8	76 | C

Recommendation 9: Wind turbine

Wind turbine

Typical installation cost	£1,500 - £4,000
Typical yearly saving	£20.07
Potential rating after carrying out recommendations 1 to 9	77 | C

Paying for energy improvements

Find energy grants and ways to save energy in your home.

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£970
Potential saving	£300

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	9437 kWh per year
Water heating	1911 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	2325 kWh per year
Cavity wall insulation	742 kWh per year

You might be able to receive Renewable Heat Incentive payments. This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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	Martin Ladd
Telephone	07973267705
Email	martin@ep-c.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001702
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	22 April 2014
Date of certificate	22 April 2014
Type of assessment	▶ RdSAP

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 mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

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