Energy performance certificate (EPC)

5, Shaftesbury Road
BATH
BA2 3LQ

Energy rating

E

Valid until 24 March 2029

Certificate number

0165-2832-7273-9521-4381

roperty type	Mid-terrace house
otal floor area	130 square metres

ules on letting this property

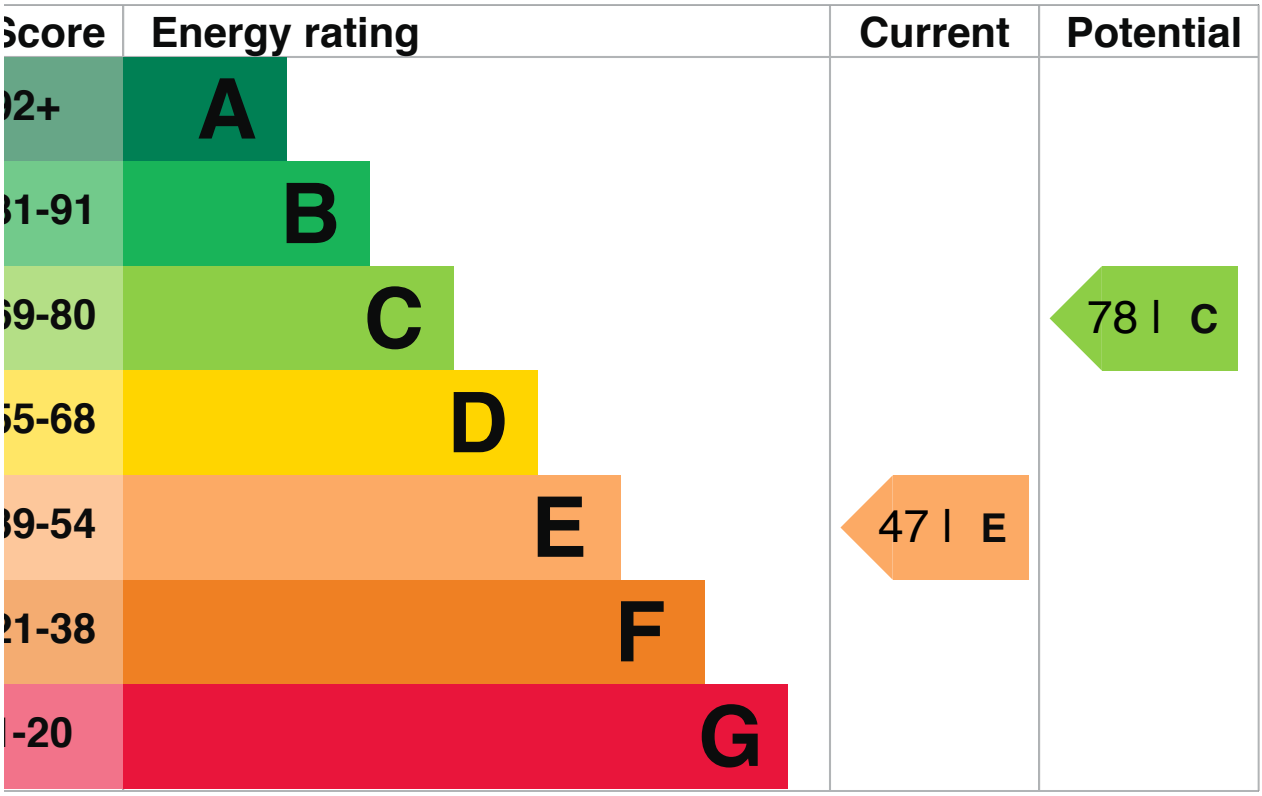
operties can be rented if they have an energy rating from A to E.

he property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords o e regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-ndlord-guidance).

nergy efficiency rating for this property

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

e how to improve this property's energy performance.



e graph shows this property's current and potential energy efficiency.

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

operties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

e average energy rating and score for a property in England and Wales are D (60).

eakdown of property's energy performance

is section shows the energy performance for features of this property. The assessment does not consider the condition of a ature and how well it is working.

ch feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

nen the description says 'assumed', it means that the feature could not be inspected and an assumption has been made bas the property's age and type.

ature	Description	Rating
all	Sandstone or limestone, as built, no insulation (assumed)	Very poor
oof	Pitched, limited insulation	Very poor
oof	Pitched, no insulation (assumed)	Very poor
oof	Roof room(s), no insulation (assumed)	Very poor
ndow	Partial double glazing	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Good
ghting	Low energy lighting in all fixed outlets	Very good
oor	Suspended, no insulation (assumed)	N/A
oor	Solid, no insulation (assumed)	N/A
condary heating	Room heaters, wood logs	N/A

rimary energy use

e primary energy use for this property per year is 339 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

nvironmental impact of this property

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

n average household roduces	6 tonnes of CO2
his property produces	6.4 tonnes of CO2
his property's potential roduction	2.4 tonnes of CO2

making the recommended changes, you could reduce this property's CO2 emissions by 4.0 tonnes per year. This will help to otect the environment.

vironmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how ergy is consumed by the people living at the property.

ow to improve this property's energy performance

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

ou make all of the recommended changes, this will improve the property's energy rating and ore from E (47) to C (78).

Potential energy rating

C

What is an energy rating?

ecommendation 1: Flat roof or sloping ceiling nsulation

t roof or sloping ceiling insulation

pical installation cost	£850 - £1,500
pical yearly saving	£113
otential rating after carrying out ecommendation 1	50 I E

ecommendation 2: Room-in-roof insulation

om-in-roof insulation

pical installation cost	£1,500 - £2,700
pical yearly saving	£283
otential rating after carrying out ecommendations 1 and 2	59 I D

ecommendation 3: Internal or external wall insulation

ernal or external wall insulation

pical installation cost	£4,000 - £14,000
pical yearly saving	£275

otential rating after carrying out ecommendations 1 to 3	68 I D

ecommendation 4: Floor insulation (suspended floor)

oor insulation (suspended floor)

ypical installation cost	£800 - £1,200
ypical yearly saving	£32
otential rating after carrying out ecommendations 1 to 4	69 I C

ecommendation 5: Double glazed windows

eplace single glazed windows with low-E double glazed windows

ypical installation cost	£3,300 - £6,500
ypical yearly saving	£33
otential rating after carrying out ecommendations 1 to 5	70 I C

ecommendation 6: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

ypical installation cost	£5,000 - £8,000
ypical yearly saving	£315
otential rating after carrying out ecommendations 1 to 6	78 I C

aying for energy improvements

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

stimated energy use and potential savings

stimated yearly energy cost for this roperty	£1648
otential saving	£738

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It t based on how energy is used by the people living at the property.

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

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

leating use in this property

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

stimated energy used to heat this property

pace heating	25394.0 kWh per year
/ater heating	2093.0 kWh per year

otential energy savings by installing insulation

pe of insulation	Amount of energy saved
ft insulation	854 kWh per year
lid wall insulation	4643 kWh per year

u might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This wil lp to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The timated energy required for space and water heating will form the basis of the payments.

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

ou are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

ou are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

creditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

ssessor contact details

ssessor's name	Nicola Hesketh
elephone	07708375723
mail	nicolahesketh@hotmail.com

ccreditation scheme contact details

ccreditation scheme	ECMK
ssessor ID	ECMK302748
elephone	0333 123 1418
mail	info@ecmk.co.uk

ssessment details

ssessor's declaration	No related party
ate of assessment	22 March 2019
ate of certificate	25 March 2019
ype of assessment	▶ RdSAP

her certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-rvices@communities.gov.uk, or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.