| Energy performance certificate (EPC) | | | | |
|--------------------------------------|---------------|------------------------|------------------------------|--|
| 48 McArthurs Yard | Energy rating | Valid until: | 14 April 2034 | |
| BRISTOL BS1 6AF | B | Certificate number: | 0390-3645-7040-2694- 5741 | |
| Property type | I | Mid-floor flat | | |
| Total floor area | 8 | 86 square metres | | |

Rules on letting this property

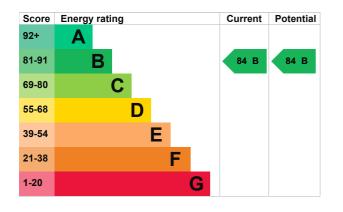
Properties can be let if they have an energy rating from A to E.

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>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.



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 |
|-------------------------|--|--------------|
| Walls | Average thermal transmittance 0.18 W/m²K | Very good |
| Roof | Average thermal transmittance 0.17 W/m²K | Good |
| Windows | High performance glazing | Very good |
| Main heating | Community scheme | Good |
| Main heating control | Charging system linked to use of community heating, programmer and at least two room stats | Good |
| Hot water | Community scheme | Good |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Air tightness | Air permeability 4.2 m³/h.m² (as tested) | Good |
| Floor | (other premises below) | N/A |
| Secondary | None | N/A |

heating

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:

• Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 37 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£576 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 1,078 kWh per year for heating
- 2,149 kWh per year for hot water

| Impact on the environment | | This property produces | 0.6 tonnes of CO2 |
|---|-----------------|---|-------------------|
| This property's environmental impact rating is A. It has the potential to be A. | | This property's 0.6 tonnes of CO2 potential production | |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. | | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. | |
| Carbon emissions | | These ratings are based on assumptions about average occupancy and energy use. | |
| An average household produces | 6 tonnes of CO2 | People living at the property may use differe amounts of energy. | |

Changes you could make

The assessor did not make any recommendations for this property.

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 | Ellie Wang |
|-----------------|---------------------------|
| Telephone | 08458 386 387 |
| Email | accounts@energistuk.co.uk |

Contacting the accreditation scheme

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

| Accreditation scheme | Elmhurst Energy Systems Ltd |
|----------------------|--------------------------------|
| Assessor's ID | EES/022760 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment | 15 April 2024 |
| Date of certificate | 15 April 2024 |
| Type of assessment | SAP |