Energy performance certificate (EPC)

4 Chislett House Northload Street GLASTONBURY	Energy rating	Valid until:	18 November 2034
BA6 9FP	В	Certificate number:	2512-7341-2345-2132- 1117

Property type	Mid-floor flat
Total floor area	56 square metres

Rules on letting this property

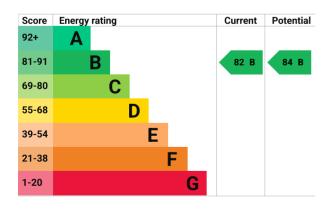
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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
Wall	Cavity wall, as built, insulated (assumed)	Very good
Window	Fully double glazed	Good
Main heating	Air source heat pump, radiators, electric	Poor
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	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:

Air source heat pump

Primary energy use

The primary energy use for this property per year is 116 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

Dwelling has access issues for cavity wall insulation

How this affects your energy bills

An average household would need to spend £528 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 £40 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:

- 1,074 kWh per year for heating
- 1,912 kWh per year for hot water

Impact on the env	rironment	This property produces	1.1 tonnes of CO2
This property's environmental impact rating is B. It has the potential to be B.		This property's potential production	1.0 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. Carbon emissions		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may us different amounts of energy.	

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
Heat recovery system for mixer showers	£585 - £725	£41

Advice on making energy saving improvements

Get detailed recommendations and cost estimates www.gov.uk/improve-energy-efficiency

Help paying for energy saving improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/applyboiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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	Sean Keane
Telephone	07870682491
Email	sean@keanemediaservices.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK304624	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		

About this assessment		
Assessor's declaration	No related party	
Date of assessment	19 November 2024	
Date of certificate	19 November 2024	
Type of assessment	RdSAP	