Energy performance certificate (EPC)			
5, Maes Knoll Close BRISTOL BS14 0FU	Energy rating	Valid until:	27 June 2029
DS 14 UFU	A	Certificate number:	8606-7986-2439-1827-1613
Property type	E	Ind-terrace house	
Total floor area	9	3 square metres	

## Rules on letting this property

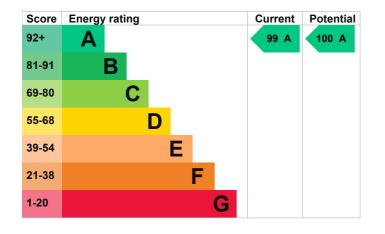
Properties can be let if they have an energy rating from A to E.

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 A. It has the potential to be A.

<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
Walls	Average thermal transmittance 0.25 W/m²K	Very good
Roof	Average thermal transmittance 0.10 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.17 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.7 m³/h.m² (as tested)	Good
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:

• Solar photovoltaics

### Primary energy use

The primary energy use for this property per year is -18 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£345 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 £30 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 2,298 kWh per year for heating
- 1,699 kWh per year for hot water

Impact on the enviro	nment	This property produces	-0.2 tonnes of CO2
This property's environmental impact rating is A. It has the potential to be A.		This property's potential -0.4 tonnes of CO2 production	
Properties get a rating from A how much carbon dioxide (Co year.		You could improve this proper making the suggested chang protect the environment.	
Carbon emissions		These ratings are based on average occupancy and ene	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use different amounts of energy	

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£31

### 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 may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>

# 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	Alex Taylor
Telephone	0344 633 1000
Email	energyadmin@nhbc.co.uk

### Contacting the accreditation scheme

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

Assessor's ID N	NHER003571
Telephone 01	01455 883 250
Email <u>er</u>	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party	
Date of assessment	28 June 2019	
Date of certificate	28 June 2019	
Type of assessment	SAP	