Energy performance certificate (EPC)				
76 Abel Yard Frys Lane BRISTOL BS1 6ZN	Energy rating	Valid until:	20 October 2030	
		Certificate number:	8896-2191-0032-7129-5003	
Property type	Ν	/lid-floor flat		
Total floor area	74 square metres			

Rules on letting this property

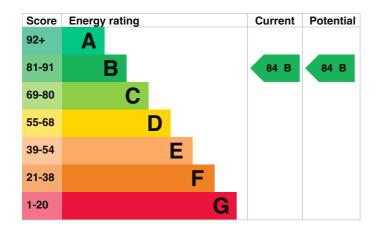
Properties can be let if they have an energy rating from A to E.

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
Walls	Average thermal transmittance 0.17 W/m ² K	Very good
Windows	Fully double glazed	Good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and TRVs	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 6.1 m ³ /h.m ² (assessed average)	Good
Roof	(other premises above)	N/A
Floor	(other premises 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:

- · Community combined heat and power
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 54 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£309 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 2020** 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:

- 1,159 kWh per year for heating
- 2,066 kWh per year for hot water

Impact on the environment		This property produces 0.7 tonnes of		
This property's environmental impact rating is B. It has the potential to be B.		This property's potential 0.7 tonnes of CO2 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. 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

The assessor did not make any recommendations for this property.

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	Alistair Pilcher
Telephone	07974 567272
Email	alistair@upenergy.co.uk

Contacting the accreditation scheme

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

Stroma Certification Ltd		
STRO000285		
0330 124 9660		
certification@stroma.com	certification@stroma.com	
-	STRO000285 0330 124 9660	

About this assessment

Assessor's declaration	No related party
Date of assessment	21 October 2020
Date of certificate	21 October 2020
Type of assessment	SAP