Energy performance certificate (EPC)

2 CHARLOTTE COURT HIGHBRIDGE QUAY HIGHBRIDGE TA9 3TE	Energy rating **B**	Valid until: **6 October 2030** Certificate number: **0530-0420-0009-0943-0206**

roperty type	Ground-floor flat
otal floor area	48 square metres

ules on letting this property

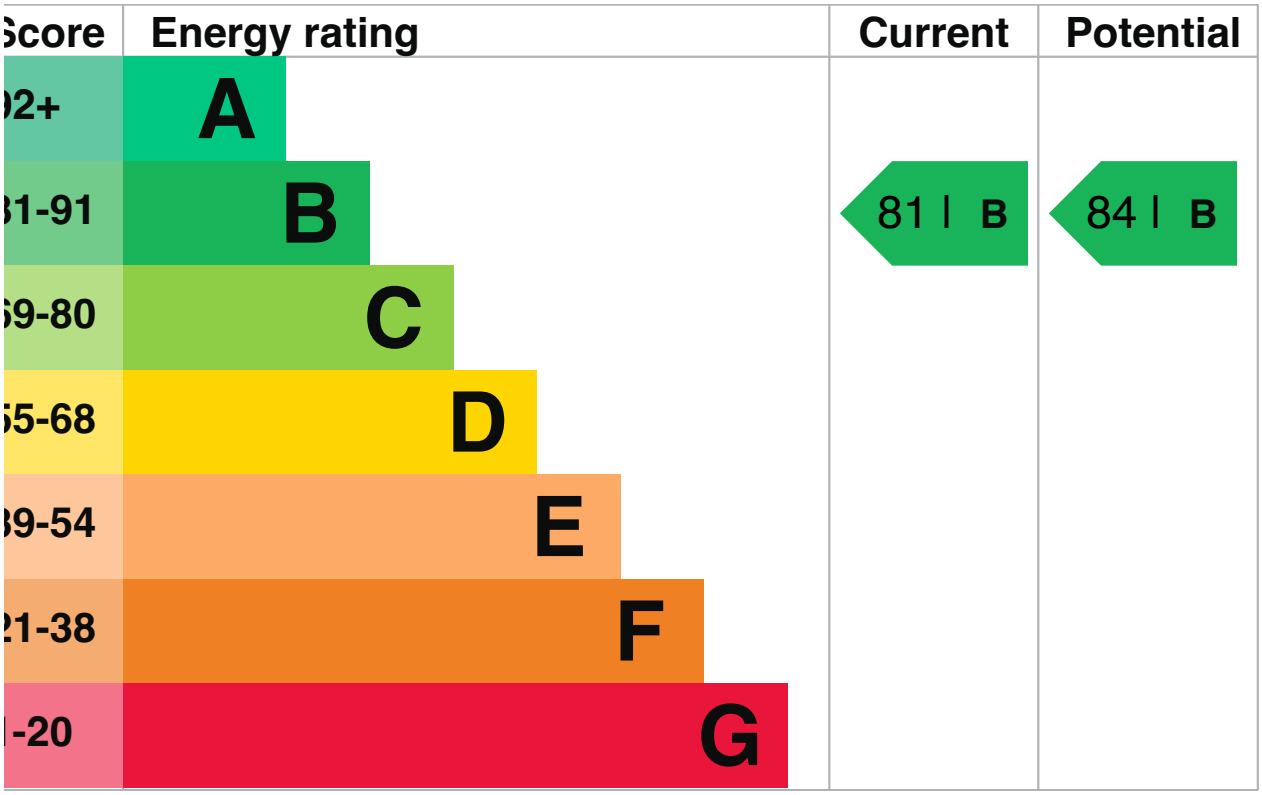
operties can be let if they have an energy rating from A to E.

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

nergy efficiency rating for this property

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

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 the number the lower your fuel bills are likely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 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)

ıen the description says “assumed”, it means that the feature could not be inspected and an assumption has been made sed on the property’s age and type.

ature	Description	Rating
all	Timber frame, as built, insulated (assumed)	Good
ndow	Fully double glazed	Good
ain heating	Electric storage heaters	Average
ain heating control	Manual charge control	Poor
t water	Electric immersion, off-peak	Average
ghting	Low energy lighting in 50% of fixed outlets	Good
of	(another dwelling above)	N/A
or	Suspended, insulated (assumed)	N/A
condary heating	Room heaters, electric	N/A

rimary energy use

e primary energy use for this property per year is 208 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

nvironmental impact of this property

is property’s current environmental impact rating is C. It has the potential to be C.

operties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

operties with an A rating produce less CO2 than G rated properties.

n average household produces	6 tonnes of CO2
his property produces	1.7 tonnes of CO2
his property’s potential production	1.4 tonnes of CO2

making the recommended changes, you could reduce this property’s CO2 emissions by 0.3 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.

ıprove this property's energy performance

following our step by step recommendations you could reduce this property's energy use and tentially save money.

ırrying out these changes in order will improve the property's energy rating and score from B (81) B (84).

Potential energy rating

B

Do I need to follow these steps in order?

tep 1: Low energy lighting

w energy lighting

ypical installation cost	£15
ypical yearly saving	£20
otential rating after completing step 1	82 I B

tep 2: High heat retention storage heaters

gh heat retention storage heaters

ypical installation cost	£1,200 - £1,800
ypical yearly saving	£31
otential rating after completing steps and 2	84 I B

tep 3: Heat recovery system for mixer showers

at recovery system for mixer showers

ypical installation cost	£585 - £725
ypical yearly saving	£24

otential rating after completing steps to 3

84 I B

aying for energy improvements

u might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-ler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

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	£375
otential saving	£73

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

e potential saving shows how much money you could save if you complete each recommended step in order.

r advice on how to reduce your energy bills visit Simple Energy Advice (https://www.gov.uk/improve-energy-efficiency).

leating use in this property

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

stimated energy used to heat this property

pe of heating	Estimated energy used
ace heating	1269 kWh per year
ater heating	1579 kWh per year

otential energy savings by installing insulation

e assessor did not find any opportunities to save energy by installing insulation in this property.

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	Stephen Lamb
elephone	07802 794193
mail	stevelamb11@btinternet.com

ccreditation scheme contact details

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor ID	EES/018455
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

ssessment details

ssessor's declaration	No related party
ate of assessment	7 October 2020
ate of certificate	7 October 2020
ype of assessment	▶ RdSAP

her certificates for this property

ʏou are aware of previous certificates for this property and they are not listed here, please contact us at ıhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number	8696-9828-0129-8026-8903 (/energy-certificate/8696-9828-0129-8026-8903)
xpired on	23 November 2020