| Energy performance certificate (EPC)      |               |  |  |  |
|---|---------------|--|--|--|
| 72 Polden Street<br>BRIDGWATER<br>TA6 5EW | Energy rating | Valid until: <b>3 August 2033</b><br>Certificate number: <b>2113-0112-7711-5211-1217</b> |  |  |
| operty type Mid-terrace house             |               |  |  |  |
| Total floor area 96 square metres         |               |  |  |  |

# Rules on letting this property

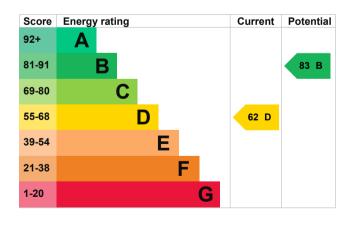
Properties can be let if they have an energy rating from A to E.

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

# Energy rating and score

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

<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    |
|----------------------|--|-----------|
| Wall                 | Solid brick, as built, no insulation (assumed) | Very poor |
| Roof                 | Pitched, 50 mm loft insulation                 | Poor      |
| Roof                 | Pitched, no insulation (assumed)               | Very poor |
| Window               | Fully double glazed                            | Good      |
| Main heating         | Boiler and radiators, mains gas                | Good      |
| Main heating control | Programmer, room thermostat and TRVs           | Good      |
| Hot water            | From main system                               | Good      |
| Lighting             | Low energy lighting in all fixed outlets       | Very good |
| Floor                | Suspended, no insulation (assumed)             | N/A       |
| Floor                | Solid, no insulation (assumed)                 | N/A       |
| Secondary heating    | Room heaters, wood logs                        | 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:

• Biomass secondary heating

### Primary energy use

The primary energy use for this property per year is 235 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£2,097 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 £713 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 11,796 kWh per year for heating
- 2,220 kWh per year for hot water

| Impact on the envir   | onment          | This property produces  | 3.7 tonnes of CO2 |
|---|-----------------|---|-------------------|
| This property's current environmental impact<br>rating is D. It has the potential to be B.<br>Properties get a rating from A (best) to G (worst)<br>on how much carbon dioxide (CO2) they<br>produce each year. CO2 harms the environment.<br><b>Carbon emissions</b> |                 | This property's potential production  | 1.3 tonnes of CO2 |
|   |                 | You could improve this property's CO2<br>emissions by making the suggested changes.<br>This will help to protect the environment. |                   |
| An average household<br>produces  | 6 tonnes of CO2 | These ratings are based or<br>average occupancy and en<br>living at the property may u<br>of energy.                              | ergy use. People  |

# Changes you could make

| Step                                    | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm   | £100 - £350               | £100                  |
| 2. Internal or external wall insulation | £4,000 - £14,000          | £386                  |
| 3. Floor insulation (suspended floor)   | £800 - £1,200             | £62                   |
| 4. Floor insulation (solid floor)       | £4,000 - £6,000           | £68                   |
| 5. Solar water heating                  | £4,000 - £6,000           | £97                   |
| 6. Solar photovoltaic panels            | £3,500 - £5,500           | £712                  |

### 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 Telephone Email Layla Girone-Maddocks 07756274642 epc@gibbinsrichards.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 |
|----------------------|
| Assessor's ID        |
| Telephone            |
| Email                |

ECMK ECMK303734 0333 123 1418 info@ecmk.co.uk

#### About this assessment

Assessor's declaration

Date of assessment Date of certificate Type of assessment Employed by the professional dealing with the property transaction 4 August 2023 4 August 2023 RdSAP