energy performance

potential savings

Related assessments

Estimated energy use and

accreditation scheme

Contacting the assessor and

Energy performance certificate (EPC)

Certificate contents 105, Benedict Street Rules on letting this property **GLASTONBURY** Energy performance rating for BA69NQ this property Breakdown of property's energy performance Environmental impact of this property — How to improve this property's

Energy rating Certificate number Valid until 3 August 2027 0512-2834-7882-9803-5891 Print this certificate

Total floor area

Property type

Rules on letting this property

If the property is rated F or G, it cannot be let, unless an exemption has been

registered. You can read guidance for landlords on the regulations and

End-terrace house

90 square metres

exemptions.

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

property

92+ B 81-91

69-80 **55-68**

39-54 53 | E 21-38 1-20

The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The

assessment does not consider the condition of a feature and how well it is

poor very poor (least efficient) When the description says 'assumed', it means that the feature could not be

- **Description Rating** Poor
- (assumed)

Each feature is assessed as one of the following:

very good (most efficient)

- Roof Pitched, 100 mm loft insulation
- Roof

Window

working.

good

average

Main heating Boiler and radiators, mains gas

This property produces

This property's potential

the people living at the property.

production

(53) to B (81).

What is an energy rating?

Potential rating after carrying out

recommendation 1

Cavity wall insulation

recommendations 1 and 2

Typical installation cost

Low energy lighting

Typical installation cost

Potential rating after carrying out

Typical yearly saving

Typical yearly saving

savings

this property

Potential saving

Space heating

Water heating

Type of insulation

Cavity wall insulation

Solid wall insulation

Loft insulation

Email

Telephone

recommendations 1 to 8

Potential rating after carrying out

Estimated yearly energy cost for

is used by the people living at the property.

Estimated energy used to heat this property

Potential energy savings by installing insulation

accreditation scheme

you can complain to the assessor directly.

This EPC was created by a qualified energy assessor.

Paying for energy improvements

Find energy grants and ways to save energy in your home.

Estimated energy use and potential

Internal or external wall insulation

Programmer, room thermostat and TRVs Good Main heating control Good Hot water From main system

Pitched, no insulation (assumed)

Lighting	Low energy lighting in 40% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A
Primary en	ergy use	
The primary en square metre (ergy use for this property per year is 325 kilowatt hkWh/m2).	ours per
► What is prin	nary energy use?	
Environ	mental impact of this pro	perty
The energy use	gest contributors to climate change is carbon dioxical distributions and power in our homes procedures CO2 emissions.	

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by

emissions by 3.3 tonnes per year. This will help to protect the environment.

By making the <u>recommended changes</u>, you could reduce this property's CO2

Making any of the recommended changes will improve Potential energy this property's energy efficiency. rating If you make all of the recommended changes, this will

improve the property's energy rating and score from E

£850 - £1,500 Typical yearly saving £26

Typical installation cost Typical yearly saving Potential rating after carrying out

Recommendation 2: Cavity wall insulation

Typical yearly saving £92 Potential rating after carrying out 65 | D recommendations 1 to 3 Recommendation 4: Floor insulation (solid floor) Floor insulation (solid floor)

recommendations 1 to 5 Recommendation 6: Solar water heating

Recommendation 5: Low energy lighting

Recommendation 7: Double glazed windows Replace single glazed windows with low-E double glazed windows £3,300 - £6,500 Typical installation cost Typical yearly saving £36 Potential rating after carrying out 71 | C recommendations 1 to 7 Recommendation 8: Solar photovoltaic panels, 2.5 kWp Solar photovoltaic panels Typical installation cost £5,000 - £8,000

The estimated saving is based on making all of the recommendations in how. to improve this property's energy performance. For advice on how to reduce your energy bills visit Simple Energy Advice.

The estimated cost shows how much the average household would spend in

this property for heating, lighting and hot water. It is not based on how energy

You might be able to receive Renewable Heat Incentive payments. This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

assessors are qualified to carry out EPC assessments. **Assessor contact details** Assessor's name Kim Morgan **Telephone** 07761 335 175

morganenergyrating@gmail.com

4 August 2017					
► RdSAP					
Other certificates for this property					

Energy efficiency rating for this This property's current energy rating is E. It has the potential to be B. See how to improve this property's energy performance. **Energy rating Potential** Score Current

81 l B

Very

poor

Very

poor

Poor

Good

5.1 tonnes of CO2

1.8 tonnes of CO2

Average

inspected and an assumption has been made based on the property's age and type. **Feature** Wall Cavity wall, as built, no insulation (assumed) Wall Sandstone or limestone, as built, no insulation

Partial double glazing

Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A
Primary ene	ergy use	
The primary en	ergy use for this property per year is 325kWh/m2).	5 kilowatt hours per
► What is prim	nary energy use?	
Environ	mental impact of th	is property
The energy use	est contributors to climate change is c d for heating, lighting and power in our JK's CO2 emissions.	
An average hope	usehold	6 tonnes of CO2

How to improve this property's energy performance

Flat roof or sloping ceiling insulation Typical installation cost

Recommendation 1: Flat roof or sloping ceiling insulation

£187 62 D Recommendation 3: Internal or external wall insulation £4,000 - £14,000

54 | E

£500 - £1,500

£45

£31

£33

£301

81 | B

£1109

£447

15747 kWh per year

2018 kWh per year

Amount of energy saved

587 kWh per year

3661 kWh per year

1795 kWh per year

68 D

£4,000 - £6,000 Typical installation cost **Typical yearly saving** £43 Potential rating after carrying out 67 D recommendations 1 to 4

Solar water heating £4,000 - £6,000 Typical installation cost **Typical yearly saving** Potential rating after carrying out 69 | C recommendations 1 to 6

Heating use in this property

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

Contacting the assessor and

If you are unhappy about your property's energy assessment or certificate,

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme. Accreditation schemes are appointed by the government to ensure that

Accreditation scheme contact details **Accreditation scheme NHER** NHER004063 **Assessor ID**

01455 883 250

enquiries@elmhurstenergy.co.uk **Email Assessment details** No related party **Assessor's declaration Date of assessment** 4 August 2017

If you are aware of previous certificates for this property and they are not services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

15 September 2023

Valid until