Energy performance certificate (EPC)

251, High Kingsdown BRISTOL BS2 8DF	Energy rating **C**	Valid until:	**23 May 2033**
		Certificate number:	**2848-3002-6255-5857-6234**

Property type

Mid-floor flat

Total floor area

77 square metres

Rules on letting this property

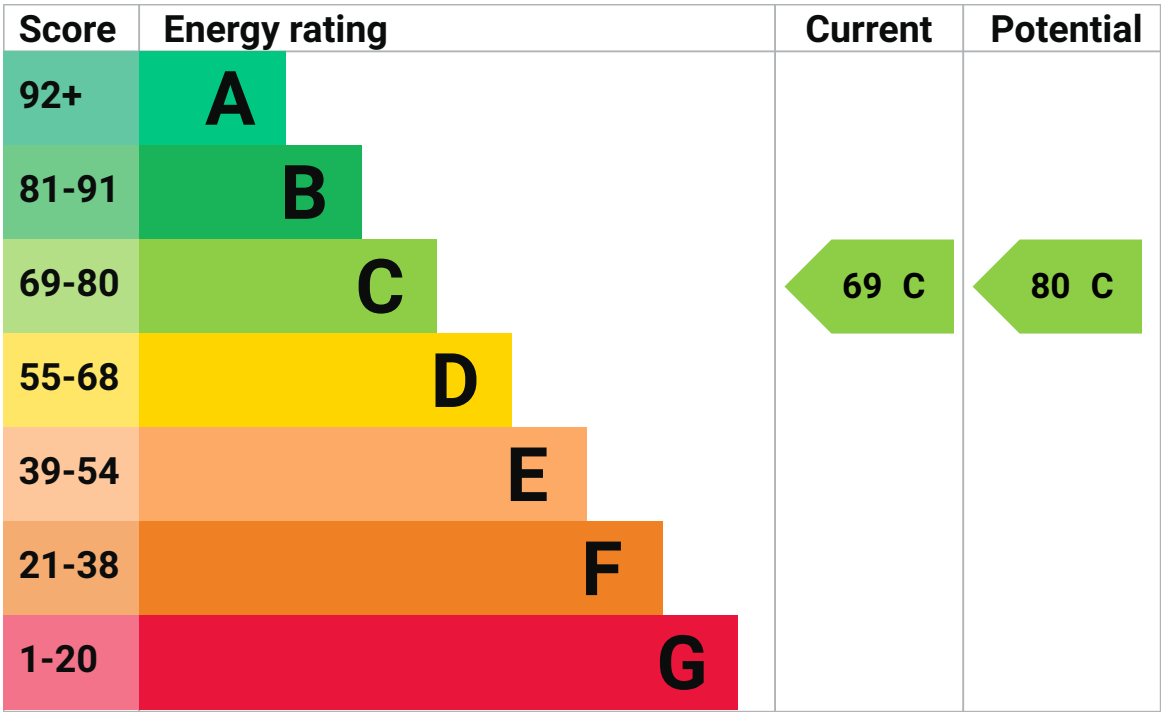
Properties can be let if they have an energy rating from A to E.

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 current energy rating is C. It has the potential to be C.

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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	System built, as built, no insulation (assumed)	Poor
Window	Full secondary glazing	Good
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good

Feature	Description	Rating
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 294 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Additional information

Additional information about this property:

- Wall type does not correspond to options available in RdSAP
  The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.
- Cavity fill is recommended
- System build present
- Dwelling has access issues for cavity wall insulation

How this affects your energy bills

An average household would need to spend **£1,369 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 £529 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 heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 4,923 kWh per year for heating
- 2,086 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 1,568 kWh per year from cavity wall insulation

More ways to save energy

Find ways to save energy in your home.

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces

6 tonnes of CO2

This property produces

3.8 tonnes of CO2

This property's potential production

2.7 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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

Changes you could make

▶ Do I need to follow these steps in order?

Step 1: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£264

Potential rating after completing step 1

75 C

Step 2: High heat retention storage heaters

Typical installation cost

£1,600 - £2,400

Typical yearly saving

£267

Potential rating after completing steps 1 and 2

80 C

Paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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 assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name
Martin Kinnane

Telephone
07722410196

Email
mnkinnane@gmail.com

Accreditation scheme contact details

Accreditation scheme
Quidos Limited

Assessor ID
QUID201091

Telephone
01225 667 570

Email
info@quidos.co.uk

Assessment details

Assessor's declaration
No related party

Date of assessment
24 May 2023

Date of certificate
24 May 2023

Type of assessment
▶ RdSAP

Other certificates for this property

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

There are no related certificates for this property.