

# Energy performance certificate (EPC)

43 The Grove Hales Road CHELTENHAM GL52 6SX	Energy rating <b>D</b>	Valid until: <b>20 July 2033</b>
		Certificate number: <b>0360-2649-1230-2727-0865</b>

## Property type

Semi-detached house

## Total floor area

110 square metres

## Rules on letting this property

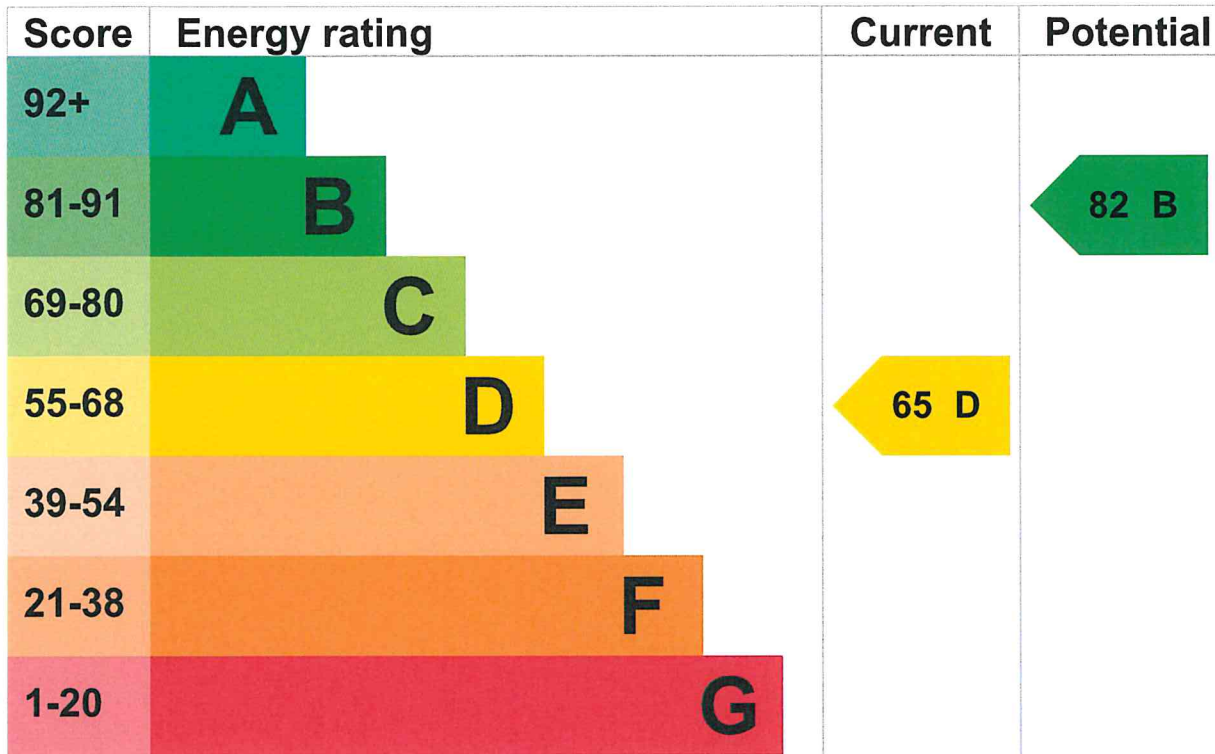
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be B.

[See how to improve this property's energy efficiency \(https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2649-1230-2727-0865#recommendations\)](https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2649-1230-2727-0865#recommendations).



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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation	Very poor
Window	Mostly double glazing	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in 93% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 229 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

### How this affects your energy bills

An average household would need to spend **£2,288 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 £614 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:

- 15,210 kWh per year for heating
- 2,062 kWh per year for hot water

### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

## Carbon emissions

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

4.5 tonnes of CO<sub>2</sub>

### This property's potential production

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

**Changes you could make**

► [Do I need to follow these steps in order?](#)

**Step 1: Internal or external wall insulation**

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£420

Potential rating after completing step 1

71 C

**Step 2: Floor insulation (suspended floor)**

Typical installation cost

£800 - £1,200

Typical yearly saving

£110

Potential rating after completing steps 1 and 2

72 C

**Step 3: Solar water heating**

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£83

Potential rating after completing steps 1 to 3

74 C

## Step 4: Solar photovoltaic panels, 2.5 kWp

### Typical installation cost

£3,500 - £5,500

### Typical yearly saving

£676

### Potential rating after completing steps 1 to 4

82 B

## Help 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) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). 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](https://www.gov.uk/improve-energy-efficiency) (<https://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

Nicholas Smee

### Telephone

0791 700 5259

### Email

[chosenenergy@hotmail.co.uk](mailto:chosenenergy@hotmail.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

Elmhurst Energy Systems Ltd

### Assessor's ID

EES/020455

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**Telephone**

01455 883 250

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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**About this assessment****Assessor's declaration**

No related party

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**Date of assessment**

21 July 2023

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**Date of certificate**

21 July 2023

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**Type of assessment**

▶ [RdSAP](#)

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**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](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**

[8900-3091-2229-6807-6873](https://find-energy-certificate.service.gov.uk/energy-certificate/8900-3091-2229-6807-6873) (<https://find-energy-certificate.service.gov.uk/energy-certificate/8900-3091-2229-6807-6873>)

**Valid until**

31 July 2023

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