Energy performance certificate (EPC)			
2, Saltlands Avenue BRIDGWATER TA6 3JG	Energy rating	Valid until:	28 August 2028
		Certificate number:	2218-4051-7288-6808-0924
Property type	E	Ind-terrace house	
Total floor area	91 square metres		

Rules on letting this property

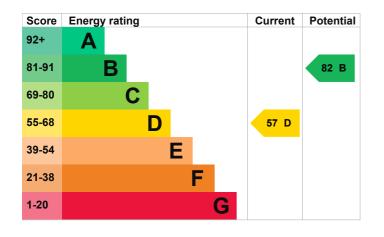
Properties can be let if they have an energy rating from A to E.

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 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
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, limited insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
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, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 287 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£971 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 £369 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 13,142 kWh per year for heating
- 2,190 kWh per year for hot water

Impact on the environment		This property produces	4.6 tonnes of CO2
This property's environmenta has the potential to be C.	l impact rating is E. It	This property's potential production	1.6 tonnes of CO2
Properties get a rating from A how much carbon dioxide (C year.		You could improve this prope making the suggested chang protect the environment.	5
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use. People living at	
An average household produces	6 tonnes of CO2	the property may use different amounts of energy	nt amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£30
2. Internal or external wall insulation	£4,000 - £14,000	£223
3. Floor insulation (suspended floor)	£800 - £1,200	£59
4. Heating controls (room thermostat)	£350 - £450	£22
5. Solar water heating	£4,000 - £6,000	£33
6. Solar photovoltaic panels	£5,000 - £8,000	£321

Advice on making energy saving improvements

Get detailed recommendations and cost estimates: www.gov.uk/improve-energy-efficiency

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	Kim Morgan
Telephone	07761335175
Email	morganenergyrating@gmail.com

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/012046	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	29 August 2018	
Date of certificate	29 August 2018	
Type of assessment	RdSAP	