Energy performance certificate (EPC)				
19, Brymore Close BRIDGWATER TA6 7PL	Energy rating	Valid until:	18 October 2026	
		Certificate number:	9418-6995-7210-4376-8900	
Property type Semi-detached house				
Total floor area	90 square metres			

Rules on letting this property

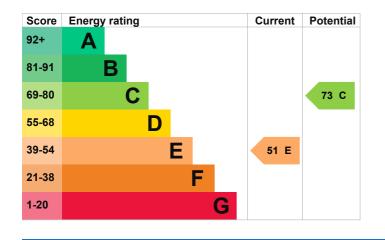
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

<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	Cavity wall, as built, no insulation (assumed)	Poor	
Roof	Pitched, no insulation (assumed)	Very poor	
Window	Fully double glazed	Average	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer, TRVs and bypass	Average	
Hot water	From main system	Good	
Lighting	No low energy lighting	Very poor	
Floor	Solid, no insulation (assumed)	N/A	
Secondary heating	Room heaters, electric	N/A	

Primary energy use

The primary energy use for this property per year is 311 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,181 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 £319 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 13,660 kWh per year for heating
- 2,198 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household 6 tonnes of CO2 produces

This property produces4.9 tonnes of CO2This property's potential
production2.5 tonnes of CO2

You could improve this property's CO2 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£154
2. Floor insulation (solid floor)	£4,000 - £6,000	£46
3. Low energy lighting	£45	£49
4. Heating controls (room thermostat)	£350 - £450	£32
5. Solar water heating	£4,000 - £6,000	£37
6. Solar photovoltaic panels	£5,000 - £8,000	£299

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	Keith Clarke
Telephone	08450945192
Email	enquiries@vibrantenergymatters.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	ECMK
Assessor's ID	ECMK300167
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party	
Date of assessment	19 October 2016	
Date of certificate	19 October 2016	
Type of assessment	RdSAP	