

# Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| First Floor Flat<br>25, Montpellier Terrace<br>CHELTENHAM<br>GL50 1UX | Energy rating<br><b>D</b> | Valid until:<br><b>11 January 2029</b>                 |
|   |                           | Certificate number:<br><b>8904-5196-5129-5497-0913</b> |

|                  |                  |
|------------------|------------------|
| Property type    | Mid-floor flat   |
| Total floor area | 53 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 energy rating is D. It has the potential to be C.

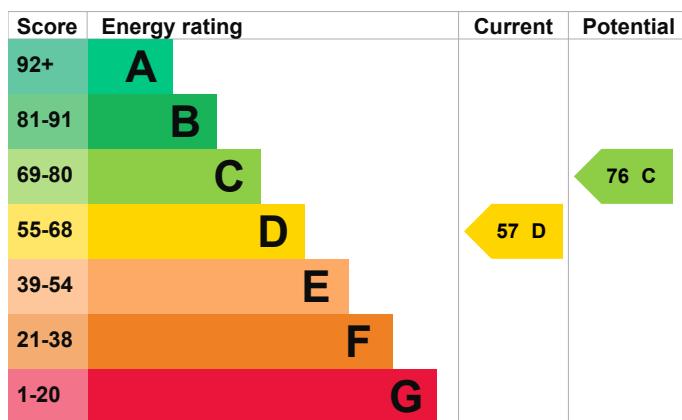
[See how to improve this property's energy efficiency.](#)

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                 | Solid brick, as built, no insulation (assumed)   | Very poor |
| Window               | Single glazed                                    | Very poor |
| Main heating         | Electric storage heaters                         | Average   |
| Main heating control | Controls for high heat retention storage heaters | Good      |
| Hot water            | Electric immersion, off-peak                     | Very poor |
| Lighting             | Low energy lighting in 40% of fixed outlets      | Average   |
| Roof                 | (another dwelling above)                         | N/A       |
| Floor                | (another dwelling below)                         | N/A       |
| Secondary heating    | Portable electric heaters (assumed)              | N/A       |

### Primary energy use

The primary energy use for this property per year is 467 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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### How this affects your energy bills

An average household would need to spend **£893 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 £398 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 5,543 kWh per year for heating
- 2,081 kWh per year for hot water

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## 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 produces 6 tonnes of CO2

|                                      |                   |
|--------------------------------------|-------------------|
| This property produces               | 4.2 tonnes of CO2 |
| This property's potential production | 2.1 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. Internal or external wall insulation                           | £4,000 - £14,000          | £222                  |
| 2. Increase hot water cylinder insulation                         | £15 - £30                 | £44                   |
| 3. Draught proofing   | £80 - £120                | £10                   |
| 4. Low energy lighting  | £15                       | £22                   |
| 5. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500           | £99                   |

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates ([www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency))

### Help paying for energy saving improvements

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

- Free energy saving improvements: [Home Upgrade Grant](http://www.gov.uk/apply-home-upgrade-grant) ([www.gov.uk/apply-home-upgrade-grant](http://www.gov.uk/apply-home-upgrade-grant))
- Insulation: [Great British Insulation Scheme](http://www.gov.uk/apply-great-british-insulation-scheme) ([www.gov.uk/apply-great-british-insulation-scheme](http://www.gov.uk/apply-great-british-insulation-scheme))
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](http://www.gov.uk/apply-boiler-upgrade-scheme) ([www.gov.uk/apply-boiler-upgrade-scheme](http://www.gov.uk/apply-boiler-upgrade-scheme))
- Help from your energy supplier: [Energy Company Obligation](http://www.gov.uk/energy-company-obligation) ([www.gov.uk/energy-company-obligation](http://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 | Nicholas Smee  |
| Telephone       | 0791 700 5259  |
| Email           | <a href="mailto:chosenenergy@hotmail.co.uk">chosenenergy@hotmail.co.uk</a> |

### 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   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 11 January 2019       |
| Date of certificate    | 12 January 2019       |
| Type of assessment     | <a href="#">RdSAP</a> |