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Energy rating

Energy performance certificate (EPC)

4, Painswick Drive

Rules on letting this property

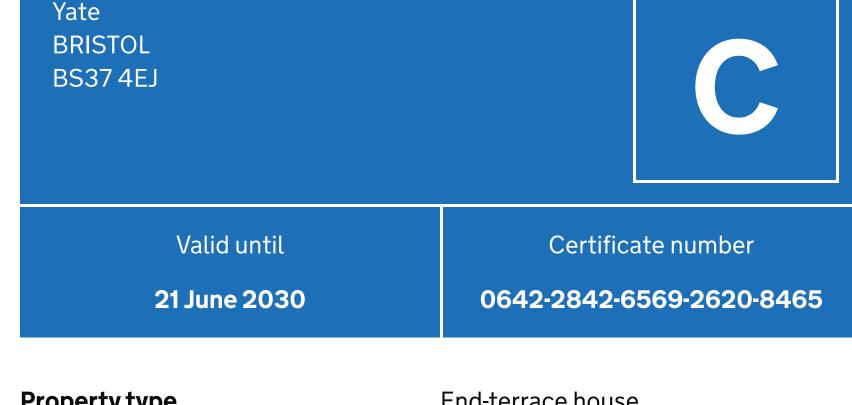
Certificate contents

- Energy rating and score Breakdown of property's energy
- performance How this affects your energy bills
- Impact on the environment Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

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Rules on letting this property				
Total floor area	81 square metres			
rioperty type	End terrace nouse			

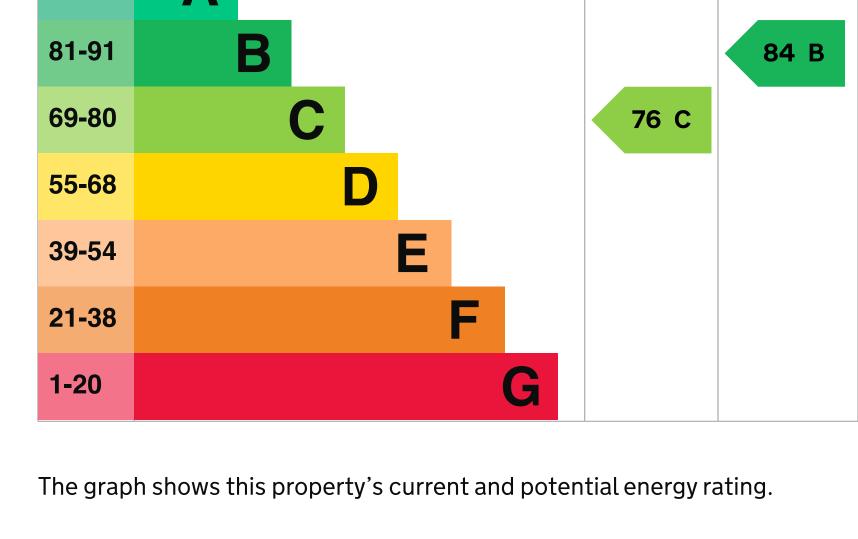
Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions.

This property's energy rating is C. It has the potential to be B.

Energy rating and score

See how to improve this property's energy efficiency.

Score Energy rating 92+



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

Properties get a rating from A (best) to G (worst) and a score. The better

performance

condition.

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

Breakdown of property's energy

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect. **Feature**

(assumed) Roof

Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A
Low and zero ca	rbon energy sources	

Solar photovoltaics

Primary energy use The primary energy use for this property per year is 176 kilowatt hours per square metre (kWh/m2).

Additional information

• PVs or wind turbine present on the property (England, Wales or Scotland)

of your energy bills.

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

improving this property's energy rating.

Heating this property

applicable to this property.

Additional information about this property:

How this affects your energy bills

An average household would need to spend £753 per year on heating, hot

water and lighting in this property. These costs usually make up the majority

The assessment does not include any feed-in tariffs that may be

living at the property may use different amounts of energy for heating, hot water and lighting.

Estimated energy needed in this property is: 10,650 kWh per year for heating • 2,142 kWh per year for hot water

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

dioxide (CO2) they produce each year.

Typical installation cost

Potential rating after completing

Typical yearly saving

step 1

Carbon emissions An average household produces

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

Step 1: Cavity wall insulation

Step 2: Floor insulation (suspended floor) Typical installation cost £800 - £1,200

Step 3: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£31
Potential rating after completing steps 1 to 3	84 B

can complain to the assessor who created it.

Contacting the assessor

assessor's accreditation scheme.

About this assessment

Assessor's declaration

Date of assessment

Assessor's name

0117 9570514 **Telephone** energy@pbrunt.co.uk **Email**

Contacting the accreditation scheme

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206648
Telephone	01225 667 570
Email	info@quidos.co.uk

If you're still unhappy after contacting the assessor, you should contact the

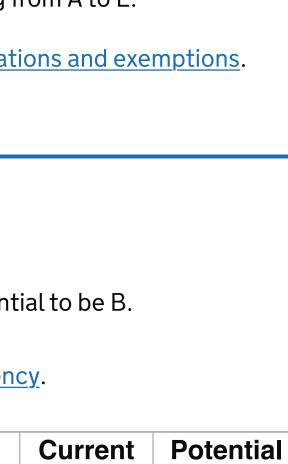
Date of certificate 22 June 2020

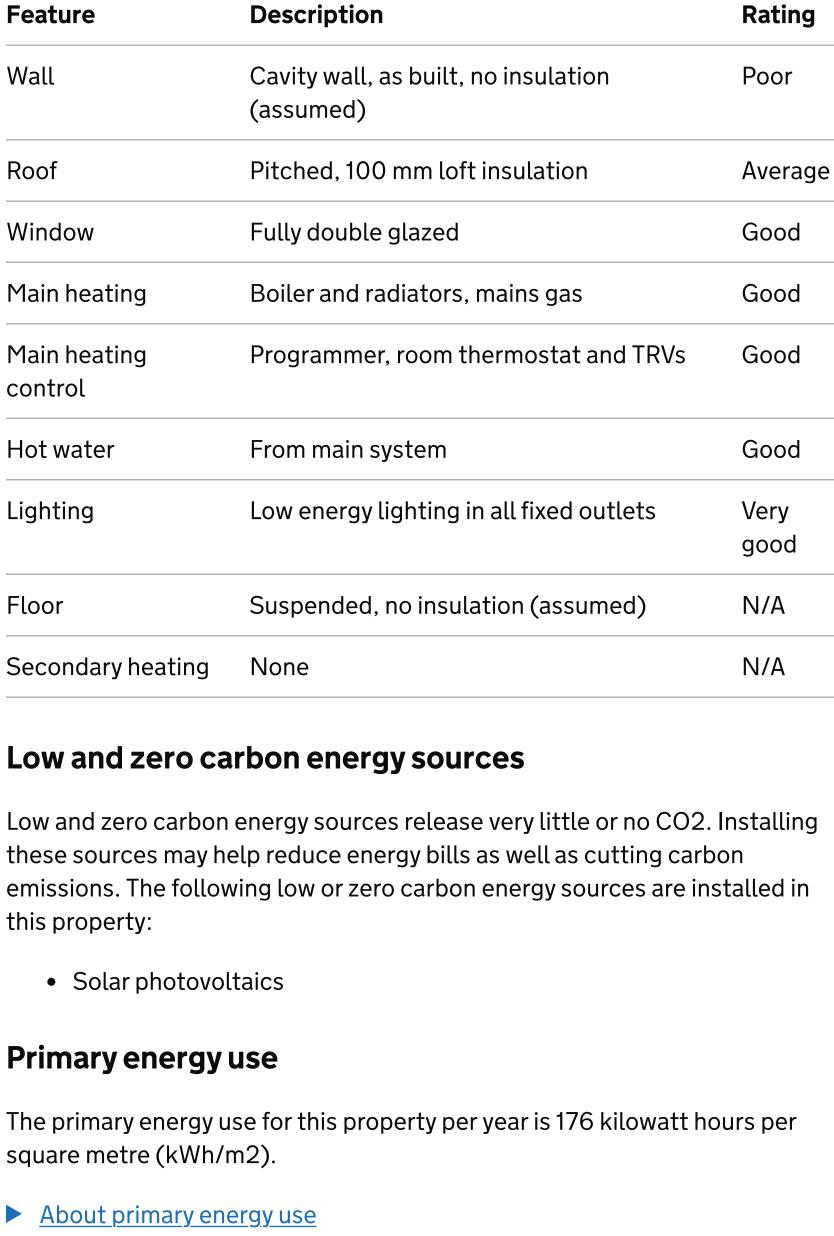
Type of assessment	► RdSAP
Other certifica	tes for this property
If you are aware of previous ce	ertificates for this property and they are not

No related party

22 June 2020

Expired on 12 May 2020 **Certificate number** 8268-6612-4590-2484-4002 3 February 2018 **Expired** on





This is **based on average costs in 2020** when this EPC was created. People

You could **save £186 per year** if you complete the suggested steps for

Impact on the environment

Properties get a rating from A (best) to G (worst) on how much carbon

6 tonnes of CO2

2.5 tonnes of CO2

1.5 tonnes of CO2

£500 - £1,500

£110

£45

80 C

This property produces This property's potential production

energy. Steps you could take to save energy Do I need to follow these steps in order?

Typical yearly saving Potential rating after completing 82 B steps 1 and 2

Potential rating after completing steps 1 to 3	84 E
Advice on making energy saving improvements	
Get detailed recommendations and cost estimates	
Help paying for energy saving improvements	
You may be eligible for help with the cost of improvements:	
Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme</u>	
Who to contact about this certifi	cate

If you're unhappy about your property's energy assessment or certificate, you

Peter Brunt

or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm). **Certificate number** 8402-7674-9429-8596-6503

listed here, please contact us at mhclg.digital-services@communities.gov.uk

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