Energy performance certificate (EPC)				
Apartment 4002 The Robinson Building Norfolk Place BRISTOL BS3 4AE	Energy rating	Valid until: 17 July 2033 Certificate number: 9889-3028-8203-2347-6200		
Property type		Mid-floor flat		
Total floor area		58 square metres		

Rules on letting this property

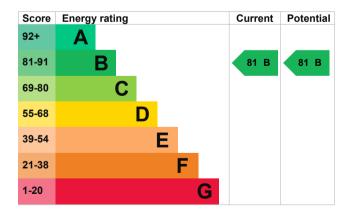
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

This property's current energy rating is B. 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, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Community scheme	Good
Main heating control	Flat rate charging, programmer and TRVs	Average
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 108 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£666 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 £0 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:

- 1,004 kWh per year for heating
- 1,974 kWh per year for hot water

Impact on the environment	This property produces 1.1 tonnes of CO2	
This property's current environmental impact rating is B. It has the potential to be B.	This property's potential 1.1 tonnes of CO2 production	
Properties get a rating from A (best) to G (worst on how much carbon dioxide (CO2) they produce each year. CO2 harms the environmer Carbon emissions	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
An average household 6 tonnes of CC produces	 average occupancy and energy use. People 	
produces	living at the property may use different amounts of energy.	

Changes you could make

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u> (<u>https://www.simpleenergyadvice.org.uk/</u>)

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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
Telephone
Email

Brendan O'Brien 0203 397 8220 support@propcert.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 Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/023675 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 18 July 2023 18 July 2023 RdSAP