Energy performance certificate (EPC)

17 Charlton Park
Charlton
MALMESBURY
SN16 9DG

Energy rating
Valid until: 20 June 2033

Certificate 2393-0046-4216-1517-0200
number:

Property type

Top-floor flat

Total floor area

123 square metres

Rules on letting this property

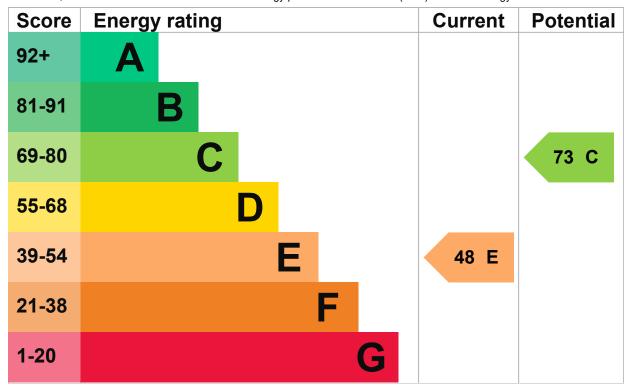
Properties can be let if they have an energy rating from A to E.

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 current energy rating is E. 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	Sandstone or limestone, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system	Good

Feature	Description	Rating
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 373 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £3,854 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 £1,986 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:

- 29,624 kWh per year for heating
- 3,653 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 3,536 kWh per year from loft insulation
- 4,719 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home.

Environmental impact of this property

This property's current 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. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

8.1 tonnes of CO2

This property's potential production

3.7 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.

Changes you could make

Do I need to follow these steps in order?

Step 1: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£1,268

Potential rating after completing step 1

64 D

Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£519

Potential rating after completing steps 1 and 2

71 C

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£48

Potential rating after completing steps 1 to 3

71 C

Step 4: Secondary glazing

Secondary glazing to single glazed windows

Typical installation cost

£1,000 - £1,500

Typical yearly saving

£151

Potential rating after completing steps 1 to 4

73 C

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.

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

Oliver Lind

Telephone

07758074026

Email

olskins76@hotmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Stroma Certification Ltd

Assessor's ID

STRO033896

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

Assessor's declaration

No related party

Date of assessment

21 June 2023

Date of certificate

21 June 2023

Type of assessment



Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

8002-6729-9920-5496-8996 (/energy-certificate/8002-6729-9920-5496-8996)

Expired on

15 January 2022