

Energy performance certificate (EPC)

67 Kemble Drive CIRENCESTER GL7 1WZ	Energy rating C	Valid until: 11 July 2033
		Certificate number: 0171-2409-3032-2297-4415

Property type
Top-floor maisonette

Total floor area
74 square metres

Rules on letting this property

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

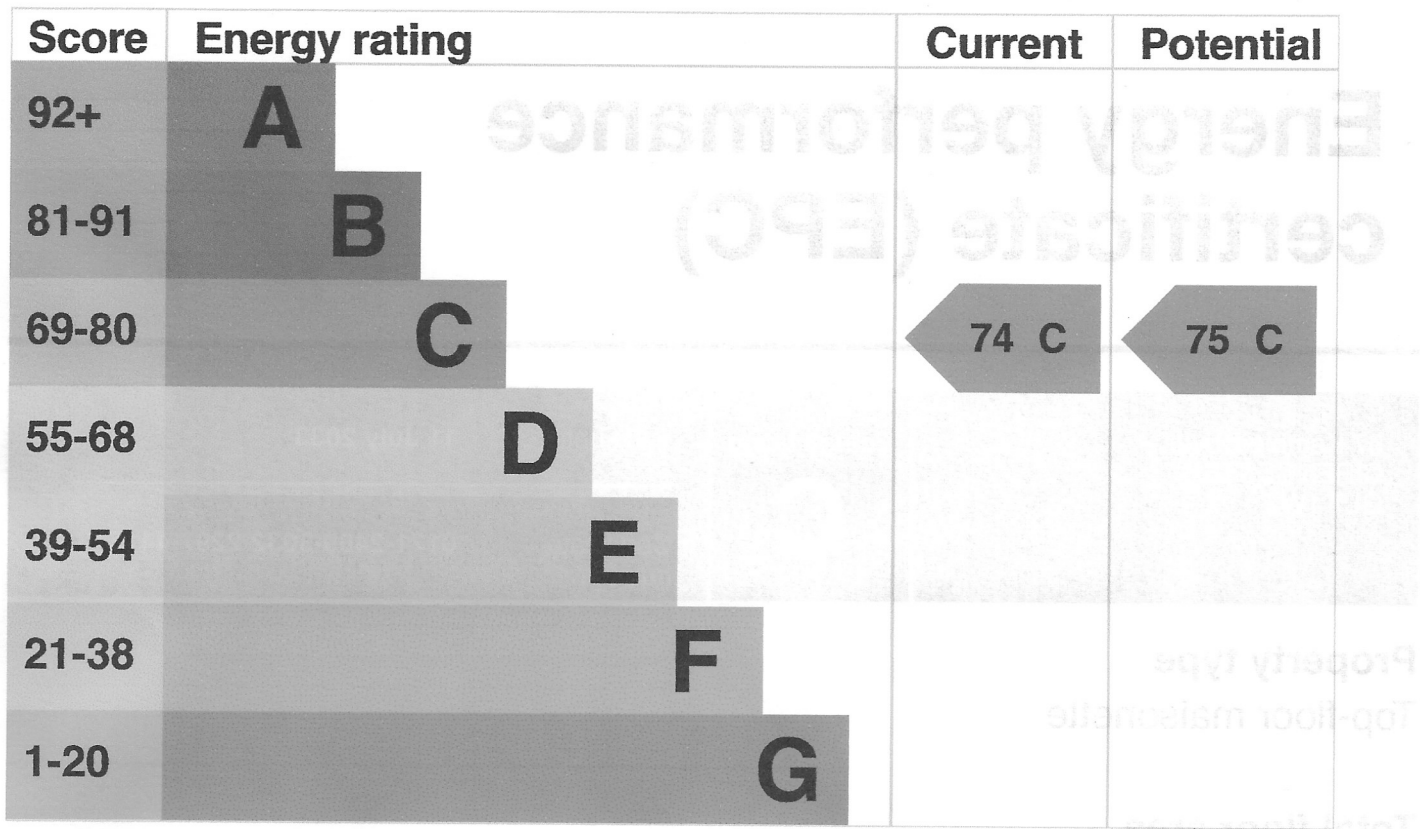
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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

Rating	Description	Feature
Good	Thermal frame, as built, medium (assumed)	Wall
Average	Part of window (assumed)	Roof
Good	Part of window, medium (assumed)	Roof
Good	Fully double glazed	Window



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	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), insulated (assumed)	Good
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	To unheated space, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 179 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,231 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 £63 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:

- 6,575 kWh per year for heating
- 2,019 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is C. 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

2.3 tonnes of CO2

This property's potential production

2.2 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.

Primary energy use

The primary energy use for this property per year is 17.3 kWh per square metre (kWh/m²).

How this affects your energy bills

An average household with a similar size to this property would pay around £121 per year on heating, hot water and lighting in this property. These costs are based on the current energy prices.

You could save £13 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average energy prices in 2022 and the £121 was based on the energy prices in 2022. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy costs for heating this property are:

- 6.5% kWh per year for heating
- 2.0% kWh per year for hot water

Impact on the environment

This property's current energy rating is E. If you do nothing, it will be E.

Properties get a rating from A to G based 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

Changes you could make

► Do I need to follow these steps in order?

Step 1: Floor insulation (suspended floor)

Typical installation cost

Assessor's ID
00213 - 0083

Typical yearly saving

Telephone
£64

Potential rating after completing step 1

Email
75 C

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-upgrade-scheme) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). 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.](#)

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

Allan Maxwell

Telephone

07813038904

Email

algmax@hotmail.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

Stroma Certification Ltd

Assessor's ID

STRO031701

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

Assessor's declaration

No related party

Date of assessment

11 July 2023

Date of certificate

12 July 2023

Type of assessment

▶ RdSAP

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](tel:02038290748) (Monday to Friday, 9am to 5pm).

Certificate number

[8097-7723-1730-8154-0926 \(/energy-certificate/8097-7723-1730-8154-0926\)](#)

Valid until
23 July 2023
