## **Energy performance certificate (EPC)**

Farley Farm Cottage Farley Street Nether Wallop STOCKBRIDGE SO20 8EL Energy rating

Valid until: 4 May 2026

Certificate number: 0341-2847-7556-9406-7251

Property type Semi-detached house

Total floor area 120 square metres

## Rules on letting this property



## You may not be able to let this property

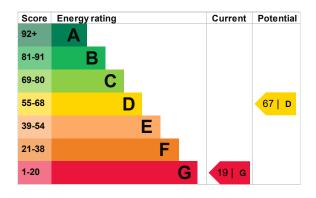
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

Properties can be rented if they have an energy rating from A to E. The <u>recommendations</u> <u>section</u> sets out changes you can make to improve the property's rating.

# Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- · very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 27% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

#### Primary energy use

The primary energy use for this property per year is 887 kilowatt hours per square metre (kWh/m2).

# **Environmental impact of this property**

This property's current environmental impact rating is G. It has the potential to be E.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	16.0 tonnes of CO2
This property's potential production	6.7 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 9.3 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from G (19) to D (67).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£809
2. Floor insulation (solid floor)	£4,000 - £6,000	£195
3. Low energy lighting	£40	£41
4. High heat retention storage heaters	£1,200 - £1,800	£424
5. Solar water heating	£4,000 - £6,000	£89
6. Solar photovoltaic panels	£5,000 - £8,000	£306

### Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

# Estimated energy use and potential savings

Estimated yearly energy cost for this property	£2858
Potential saving	£1558

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/).

#### Heating use in this property

Heating a property usually makes up the

majority of energy costs.

## Estimated energy used to heat this property

Space heating	31325 kWh per year
Water heating	2287 kWh per year

# Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	5552 kWh per year
Solid wall insulation	10209 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### **Assessor contact details**

Assessor's name	Mark Shearing
Telephone	0845 6344080
Email	info@floorplanz.co.uk
Accreditation scheme contact details	
Accreditation scheme	NHER
Assessor ID	NHER006852
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
Assessment details	
Assessor's declaration	No related party
Date of assessment	3 May 2016
Date of certificate	5 May 2016
Type of assessment	RdSAP