# **Energy performance certificate (EPC)**

4 Nightingale Court
Dixons Lane
Broughton
STOCKBRIDGE
SO20 8AR

Energy rating
Valid until: 21 August 2033

Certificate
number:

Property type End-terrace house

Total floor area 76 square metres

## Rules on letting this property

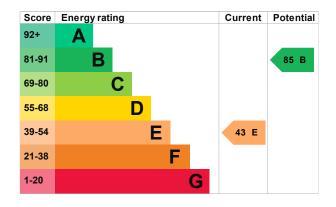
Properties can be let if they have an energy rating from A to E.

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 B.

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 58% of fixed outlets	Good
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 685 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

- Dual electricity meter selected but there is also an electricity meter for standard tariff
  The assessment has been done on the basis of an off-peak electricity tariff. However
  some heating or hot water appliances may be on the standard domestic tariff.
- · Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

# How this affects your energy bills

An average household would need to spend £2,515 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 £1,395 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:

- 15,366 kWh per year for heating
- 2,078 kWh per year for hot water

# Impact on the environment

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

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	8.2 tonnes of CO2
This property's potential production	2.6 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

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£63
2. Cavity wall insulation	£500 - £1,500	£98
3. Internal or external wall insulation	£4,000 - £14,000	£749

Step	Typical installation cost	Typical yearly saving
4. Floor insulation (solid floor)	£4,000 - £6,000	£155
5. Low energy lighting	£25	£54
6. High heat retention storage heaters	£1,200 - £1,800	£160
7. Solar water heating	£4,000 - £6,000	£117
8. Solar photovoltaic panels	£3,500 - £5,500	£781

#### 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 www.gov.uk/improve-energy-efficiency.

#### 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	Adam Harvey	
Telephone	01794 885769	
Email	sales@aah-assess.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015390
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
Alexander (della anno anno alexander)	
About this assessment Assessor's declaration	No related party
	No related party 22 August 2023
Assessor's declaration	' '