# **Energy performance certificate (EPC)**

Maybury Drove Road Chilbolton STOCKBRIDGE SO20 6AD Energy rating

Valid until: 8 June 2033

Certificate number:

7217-0826-2060-0313-5206

Property type Detached bungalow

Total floor area 85 square metres

### Rules on letting this property



# You may not be able to let this property

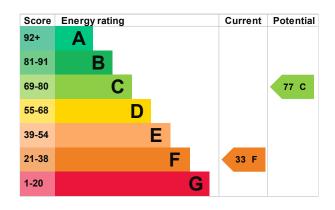
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-m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

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

# **Energy rating and score**

This property's current energy rating is F. 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                 | Cavity wall, filled cavity               | Average   |
| Roof                 | Roof room(s), no insulation (assumed)    | Very poor |
| Window               | Fully double glazed                      | Average   |
| Main heating         | Boiler and radiators, oil                | Average   |
| Main heating control | TRVs and bypass                          | Average   |
| Hot water            | From main system, plus solar             | Good      |
| Lighting             | Low energy lighting in all fixed outlets | Very 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
- Solar water heating

#### Primary energy use

The primary energy use for this property per year is 350 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,276 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 £638 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:

- 17,860 kWh per year for heating
- 2,841 kWh per year for hot water

#### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

| Environmental impact of this property  | An average<br>household produces  | 6 tonnes of CO2   |
|--|---|-------------------|
| This property's current environmental  | This property produces  | 7.1 tonnes of CO2 |
| impact rating is F. It has the potential to be C.  | This property's potential production  | 2.3 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.                       |                   |
| Carbon emissions   | 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. Room-in-roof insulation | £1,500 - £2,700           | £481                  |

| Step                                  | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 2. Floor insulation (solid floor)     | £4,000 - £6,000           | £68                   |
| 3. Heating controls (room thermostat) | £350 - £450               | £43                   |
| 4. Condensing boiler                  | £2,200 - £3,000           | £46                   |
| 5. Solar photovoltaic panels          | £3,500 - £5,500           | £387                  |

### 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**

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

| Assessor's name | Callum Sankey           |
|-----------------|-------------------------|
| Telephone       | 02039056099             |
| Email           | epc@fourwalls-group.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          | STRO038170               |  |
| Telephone              | 0330 124 9660            |  |
| Email                  | certification@stroma.com |  |
| About this assessment  |                          |  |
| Assessor's declaration | No related party         |  |
| Date of assessment     | 7 June 2023              |  |
| Date of certificate    | 9 June 2023              |  |

RdSAP