# **Energy performance certificate (EPC)**

Flat 8 Willow Mead Wildern Lane Hedge End SOUTHAMPTON SO30 4RB

Energy rating

This certificate expired on:

Not recorded

29 June 2019

Certificate number: 0365-2840-6967-0271-0185

Total floor area

## Rules on letting this property

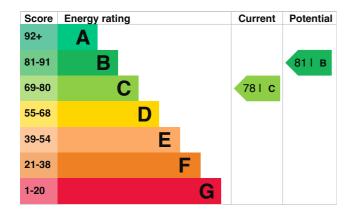
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property**

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

See how to improve this property's energy 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 Good	
Wall	Cavity wall, as built, insulated (assumed)		
Window	Fully double glazed	Good	
Main heating	Electric storage heaters	Poor	
Main heating control	Manual charge control	Poor	
Hot water	Electric immersion, off-peak	Poor	
Lighting	Low energy lighting in 15% of fixed outlets	Poor	
Roof	(another dwelling above)	N/A	
Floor	Solid, no insulation (assumed)	N/A	
Secondary heating	Room heaters, electric	N/A	

#### Primary energy use

The primary energy use for this property per year is 328 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	1.7 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be C.		This property's potential production	1.6 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.1 tonnes per year. This will help to protect the environment.	
Properties with an A rating produce less CO2 than G rated properties.		Environmental impact ratings are based on assumptions about average occupancy and	
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	reflect how energy is

## 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 C (78) to B (81).

Recommendation	Typical installation cost	Typical yearly saving
1. Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.	Information unavailable	£11
2. Modern storage heaters are smaller and easier to control than the older type in the property. Ask for a quotation for new, fan-assisted heaters with automatic charge control. As installations should be in accordance with the current regulations covering electrical wiring, only a qualified electrician should carry out the installation. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme <sup>1</sup> , and can therefore self-certify the work for Building Regulation compliance. Ask a qualified electrical heating engineer to explain the options which might also include switching to other forms of electric heating.		£13

### 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	£241
Potential saving	£24

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 how to improve this

### property's energy performance.

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

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

# Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

# 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 Simon Powney Telephone 0870 2244463

Email <u>epcaudit@cwsurveyors.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Northgate
Assessor ID NGIS800304
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

#### Assessment details

Assessor's declaration No assessor's declaration provided

Date of assessment 30 June 2009
Date of certificate 30 June 2009
Type of assessment RdSAP