Energy performance certificate (EPC)			
8 Lakewood Road Ashurst SOUTHAMPTON SO40 7DJ	Energy rating	Valid until: 8 March 2032 Certificate number: 0350-2658-7170-2202-8465	
Property type		Detached bungalow	
Total floor area		71 square metres	

Rules on letting this property

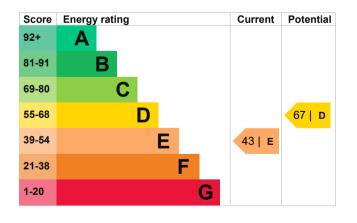
Properties can be rented if they have an energy rating from A to E.

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 E. 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	Cavity wall, filled cavity	Average
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Poor
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 512 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	6.3 tonnes of CO2
This property's current envi rating is F. It has the potent	•	This property's potential production	3.8 tonnes of CO2
Properties are rated in a sc based on how much carbor produce.		By making the <u>recommend</u> could reduce this property's 2.5 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact rating assumptions about average	0
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	0,

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 E (43) to D (67).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£215
2. Solar water heating	£4,000 - £6,000	£89
3. High performance external doors	£1,000	£31
4. Solar photovoltaic panels	£3,500 - £5,500	£396

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 ar potential savings	nd	Estimated energy used to heat this property	
P		Space heating	9656 kWh per year
Estimated yearly energy cost for this property	£1458		
Potential saving	£335	Water heating	1838 kWh per year
		Potential energy sav insulation	ings by installing

property.

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> (<u>https://www.simpleenergyadvice.org.uk/</u>).

Heating use in this property

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

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

You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u>. 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	
Telephone	
Email	

Robert Bowden 07523734348 ask@hantsepc.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd EES/018366 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 8 March 2022 9 March 2022 RdSAP