Energy performance certificate (EPC)



This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Ministry of Housing, Communities and Local Government (MHCLG).

mhclg.digital-services@communities.gov.uk

Telephone: <u>020 3829 0748</u>

4, Willowmead Close Runcton CHICHESTER PO20 1NH	Energy rating	This certificate expired on:	13 October 2023	
		Certificate number:	9548-4939-7240-1657- 0960	
Property type	Detached house			
Total floor area	196 square metres			

Rules on letting this property

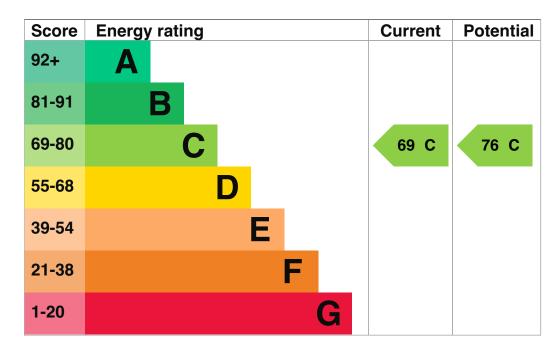
Properties can be let if they have an energy rating from A to E.

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 energy rating is C. 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, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 30% of fixed outlets	Average
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 155 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Dwelling has access issues for cavity wall insulation
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £1,239 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 £89 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2013** 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:

- 15,438 kWh per year for heating
- 2,881 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	5.8 tonnes of CO2
This property's potential production	4.4 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£95	£46
2. Solar water heating	£4,000 - £6,000	£43
3. Solar photovoltaic panels	£9,000 - £14,000	£254

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>

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 Stuart Pretty
Telephone 07954338303

Email phishome@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme NHER

Assessor's ID NHER002576 Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration No related party
Date of assessment 14 October 2013
Date of certificate 14 October 2013

Type of assessment RdSAP