Energy performance certificate (EPC)			
29 Hulbert Way BASINGSTOKE RG22 6LZ	Energy rating	Valid until: 27 September Certificate 0620-2013-02 number:	
Property type	Detached bungalow		
Total floor area	65 square metres		

Rules on letting this property

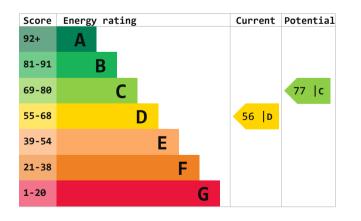
Properties can be rented if they have an energy rating from A to E.

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 D. It has the potential to be C.

<u>See how to improve this property's</u> 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
Wall	Cavity wall, filled cavity	Average
Wall	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Average
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 56% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 351 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property's potential production	2.0 tonnes of CO2
One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.0 tonnes per year. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	on assumptions abou	t ratings are based It average occupancy
This property produces	4.0 tonnes of CO2	and energy use. They may not reflec how energy is consumed by the peopl living at the property.	

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 D (56) to C (77).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£44
2. Floor insulation (suspended floor)	£800 - £1,200	£77
3. Low energy lighting	£20	£22
4. Solar water heating	£4,000 - £6,000	£41
5. Solar photovoltaic panels	£3,500 - £5,500	£361

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improveenergy-efficiency)

the payments.

Estimated energy use and potential savings		Heating a property usually makes up the majority of energy costs.	
Estimated yearly energy cost for this property	£853	Estimated energy use property	d to heat this
		Space heating	9457 kWh per year
Potential saving	£184	Water heating	2674 kWh per year
The estimated cost shows how much average household would spend in t property for heating, lighting and water. It is not based on how ener used by the people living at the property.	chis 1 hot	Potential energy installing insul Type of insulation A	0
The estimated saving is based on m all of the recommendations in <u>how</u> <u>improve this property's energy</u> <u>performance</u> .		Loft insulation 7 You might be able to <u>Heat Incentive payme</u> (https://www.gov.uk/dom	receive <u>Renewable</u>
For advice on how to reduce your e bills visit <u>Simple Energy Advice</u> <u>(https://www.simpleenergyadvice.org.uk</u>		<u>heat-incentive</u>). This reduce carbon emissi your existing heatin that generates renew estimated energy req	ons by replacing g system with one able heat. The
Heating use in this property		water heating will f	orm the basis of

Heating use in this property

https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0620-2013-0212-8000-1983?print=true

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	John Gosling (0)1256 417 354 <u>epc@sereninvestigation.co.uk</u>
Accreditation scheme contact details Accreditation scheme Assessor ID Telephone Email	Quidos Limited QUID200795 01225 667 570 <u>info@quidos.co.uk</u>
Assessment details Assessor's declaration Date of assessment Date of certificate Type of assessment	No related party 28 September 2021 28 September 2021 <u>RdSAP</u>