# Energy performance certificate (EPC) Flat 1 The Courtyard Crescent Road FAREHAM PO16 0HG Property type Semi-detached bungalow Total floor area 24 square metres

# Rules on letting this property

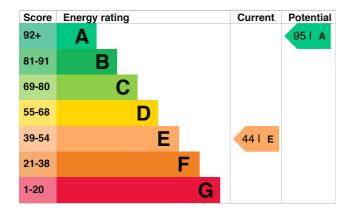
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

# **Energy efficiency rating for this property**

This property's current energy rating is E. It has the potential to be A.

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
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 150 mm loft insulation	Good
Window	Partial double glazing	Poor
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric instantaneous at point of use	Very poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 553 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	2.3 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be B.		This property's potential production	0.5 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 1.8 tonnes per year. This will help to protect the environment.	
Properties with an A rating produce less CO2 than G rated properties.		Environmental impact ratin	•
An average household produces	6 tonnes of CO2	assumptions about average energy use. They may not consumed by the people live	reflect how energy is

# Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (44) to A (95).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£20
2. Floor insulation (solid floor)	£4,000 - £6,000	£80
3. Low energy lighting	£20	£15
4. High heat retention storage heaters	£800 - £1,200	£174
5. Solar water heating	£4,000 - £6,000	£94
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£28
7. Solar photovoltaic panels	£5,000 - £8,000	£354

#### 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	£738
Potential saving	£412

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 potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

#### Heating use in this property

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

### Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	3241 kWh per year	
Water heating	841 kWh per year	
Potential energy savings by installing		

insulation Type of insulation

Amount of energy saved

Loft insulation 119 kWh per year

### 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 Mitesh Patel
Telephone 07515 810632

Email <u>metzpatel@goeco-energy.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/003032
Telephone 01455 883 250

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

#### Assessment details

Assessor's declaration No related party
Date of assessment 19 March 2019
Date of certificate 31 March 2019

Type of assessment RdSAP