

Energy performance certificate (EPC)

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|--|---------------------------|---|
| The Annexe Dower House Rode FROME BA11 6QW | Energy rating E | Valid until: 10 June 2030 <hr/> Certificate number: 9808-2091-7256-7100-4234 |
|--|---------------------------|---|

Property type Detached house

Total floor area 53 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) (<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 C.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 49 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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

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, as built, insulated (assumed) | Good |
| Wall | Timber frame, as built, insulated (assumed) | Good |
| Roof | Pitched, insulated (assumed) | Good |
| Roof | Roof room(s), insulated (assumed) | Good |
| Window | Fully double glazed | Good |
| Main heating | Boiler and radiators, LPG | Poor |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system | Very poor |
| Lighting | Low energy lighting in 50% of fixed outlets | Good |
| Floor | Solid, insulated (assumed) | N/A |
| Floor | To unheated space, insulated (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 211 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

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

An average household produces 6 tonnes of CO₂

This property produces 2.4 tonnes of CO₂

This property's potential production 0.6 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy rating

| Step | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Low energy lighting | £15 | £18 |
| 2. Heating controls (room thermostat) | £350 - £450 | £35 |
| 3. Condensing boiler | £2,200 - £3,000 | £110 |
| 4. Flue gas heat recovery | £400 - £900 | £26 |
| 5. Solar water heating | £4,000 - £6,000 | £42 |
| 6. Solar photovoltaic panels | £3,500 - £5,500 | £343 |

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

| | |
|--|------|
| Estimated yearly energy cost for this property | £749 |
|--|------|

| | |
|--|------|
| Potential saving if you complete every step in order | £231 |
|--|------|

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.

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 | 4297 kWh per year |
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| | |
|---------------|-------------------|
| Water heating | 1752 kWh per year |
|---------------|-------------------|

Potential energy savings by installing insulation

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

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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 | Kieran Bicknell |
| Telephone | 02039056099 |
| Email | kieranbicknell@fourwalls-group.com |

Accreditation scheme contact details

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|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor ID | STRO033622 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

Assessment details

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|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 10 June 2020 |
| Date of certificate | 11 June 2020 |
| Type of assessment | RdSAP |
