

Energy performance certificate (EPC)

First And Second Floors 28a The Hundred ROMSEY SO51 8BW	Energy rating E	Valid until: 21 June 2032 Certificate number: 8281-4423-4933-5431-1683
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Property type

Offices and Workshop Businesses

Total floor area

133 square metres

Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is E.

Under 0

A+

Net zero CO2

0-25

A

26-50

B

51-75

C

76-100

D

101-125

E

115 | **E**

126-150

F

Over 150

G

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

6 | **A**

If typical of the existing stock

25 | **A**

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Mechanical Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

48.14

Primary energy use (kWh/m² per year)

500

► What is primary energy use?

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8574-5264-2052-0499-7724\)](#).

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

Martyn Hocking

Telephone

01202556006

Email

info@bournemouthenergy.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/019795

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Employer

Culver Hocking

Employer address

Culver House, Poplar Lane, Bransgore, Dorset BH23 8JE

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

28 January 2022

Date of certificate

22 June 2022

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number

[2481-5734-3650-0057-5971 \(/energy-certificate/2481-5734-3650-0057-5971\)](#)

Valid until

27 January 2032

Energy performance certificate (EPC) recommendation report

First And Second Floors
28a The Hundred
ROMSEY
SO51 8BW

Report number
8574-5264-2052-0499-7724

Valid until
21 June 2032

Energy rating and EPC

This property's current energy rating is E.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/8281-4423-4933-5431-1683\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

Property and report details

Report issued on

22 June 2022

Total useful floor area

133 square metres

Building environment

Heating and Mechanical Ventilation

Calculation tool

CLG, iSBEM, v6.1.b, SBEM, v6.1.b.0

Assessor's details

Assessor's name

Martyn Hocking

Telephone

01202556006

Email

info@bournemouthenergy.co.uk

Employer's name

Culver Hocking

Employer's address

Culver House, Poplar Lane, Bransgore, Dorset BH23 8JE

Assessor ID

EES/019795

Assessor's declaration

The assessor is not related to the owner of the property.

Accreditation scheme

Elmhurst Energy Systems Ltd

Other reports for this property

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Certificate number

3821-5951-7771-2576-3241 (/energy-certificate/3821-5951-7771-2576-3241)

Valid until

27 January 2032
