

# Energy performance certificate (EPC)

37, Lenten Street  
ALTON  
GU34 1HE

Energy rating

**D**

Valid until: **17 June 2027**

Certificate number: **9338-1033-7206-5823-4980**

**Property type**

Detached house

**Total floor area**

180 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 D. 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		72   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), insulated	Very poor
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 68% of fixed outlets	Good
Door	Suspended, no insulation (assumed)	N/A
Door	Solid, no insulation (assumed)	N/A
Door	Suspended, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

## Primary energy use

The primary energy use for this property per year is 221 kilowatt hours per square metre (kWh/m<sup>2</sup>).

[What is primary energy use?](#)

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

<b>an average household produces</b>	<b>6 tonnes of CO<sub>2</sub></b>
<b>this property produces</b>	<b>6.4 tonnes of CO<sub>2</sub></b>
<b>this property's potential production</b>	<b>5.0 tonnes of CO<sub>2</sub></b>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.4 tonnes per year. 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 much energy is consumed by the people living at the property.

## Improve this property's energy performance

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 D (64) to C (72).

[Do I need to follow these steps in order?](#)



### Step 1: Low energy lighting

Typical installation cost £400

Typical yearly saving £20

Potential rating after completing step 1 64 | D

### Step 2: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £60

Potential rating after completing steps 1 and 2 66 | D

### Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £5,000 - £8,000

Typical yearly saving £290

Potential rating after completing steps 1 to 3 72 | C

## aying for energy improvements

u might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-ber-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-ber-upgrade-scheme-from-april-2022). 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:

<b>Estimated yearly energy cost for this property</b>	<b>£155</b>
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<b>Potential saving if you complete every improvement in order</b>	<b>££</b>
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is 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
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Space heating	23601 kWh per year
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Water heating	3177 kWh per year
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### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	436 kWh per year
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## Saving energy in this property

[Find ways to save energy in your home.](#)

### 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.

creditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

Assessor's name	Simon Freeborn
Telephone	0203 905 60 99
Mail	<a href="mailto:info@floorplanz.co.uk">info@floorplanz.co.uk</a>

## Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER005361
Telephone	01455 883 250
Mail	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## Assessment details

Assessor's declaration	No related party
Date of assessment	17 June 2017
Date of certificate	18 June 2017
Type of assessment	▶ <a href="#">RdSAP</a>

## 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 [ehc.digital-services@levellingup.gov.uk](mailto:ehc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

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