# Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| 2 Five Ash Cottages<br>Soldridge Road<br>Medstead<br>ALTON<br>GU34 5JF | Energy rating<br>**G** | Valid until: | **26 January 2033** |
| | | Certificate number: | **0027-2335-3091-2027-7085** |

| | |
|---|---|
| **roperty type** | Semi-detached house |
| **otal floor area** | 69 square metres |

**ules on letting this property**

## You may not be able to let this property

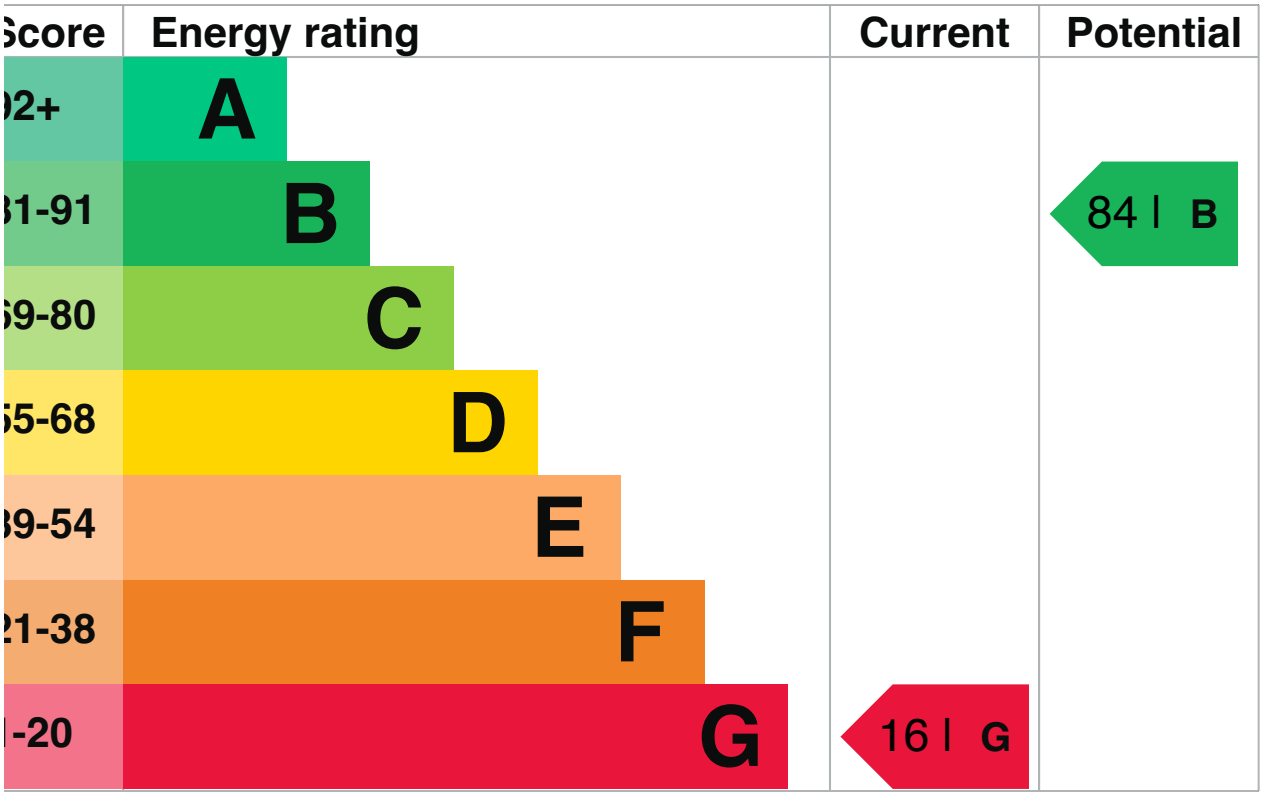
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The recommendations section sets out changes you car make to improve the property's rating.

**nergy efficiency rating for this property**

is property's current energy rating is G. It has the potential to be B.

e how to improve this property's energy performance.




e graph shows this property's current and potential energy efficiency.

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

operties are also given a score. The higher the number the lower your fuel bills are likely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### eakdown of property's energy performance

is section shows the energy performance for features of this property. The assessment does not consider the condition of a ature and how well it is working.

ch feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

hen the description says “assumed”, it means that the feature could not be inspected and an assumption has been made sed on the property’s age and type.

| ature | Description | Rating |
|---|---|---|
| all | Solid brick, as built, no insulation (assumed) | Very poor |
| all | Cavity wall, as built, no insulation (assumed) | Poor |
| of | Pitched, 200 mm loft insulation | Good |
| of | Flat, limited insulation (assumed) | Very poor |
| ndow | Mostly double glazing | Average |
| ain heating | No system present: electric heaters assumed | Very poor |
| ain heating control | None | Very poor |
| t water | Electric immersion, standard tariff | Very poor |
| ghting | Low energy lighting in 89% of fixed outlets | Very good |
| or | Solid, no insulation (assumed) | N/A |
| condary heating | None | N/A |

# rimary energy use

e primary energy use for this property per year is 617 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

# dditional information

ditional information about this property:

- Cavity fill is recommended

### nvironmental impact of this property

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

operties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

operties with an A rating produce less CO2 than G rated properties.

## n average household produces 6 tonnes of CO

| | |
|---|---|
| **his property produces** | 7.2 tonnes of CO |
| **his property's potential production** | 2.9 tonnes of CO |

making the recommended changes, you could reduce this property's CO2 emissions by 4.3 tonnes per year. This will help to
otect the environment.

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

## ıprove this property's energy performance

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

ırrying out these changes in order will improve the property's energy rating and score from G (16) B (84).

Potential energy rating

B

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

## tep 1: Flat roof or sloping ceiling insulation

| | |
|---|---|
| ypical installation cost | £850 - £1,50 |
| ypical yearly saving | £12 |
| otential rating after completing step | 18 I G |

## tep 2: Cavity wall insulation

| | |
|---|---|
| ypical installation cost | £500 - £1,50 |
| ypical yearly saving | £19 |
| otential rating after completing steps and 2 | 22 I F |

## tep 3: Internal or external wall insulation

| | |
|---|---|
| ypical installation cost | £4,000 - £14,00 |
| ypical yearly saving | £46 |
| otential rating after completing steps to 3 | 32 I F |

## tep 4: Floor insulation (solid floor)

| | |
|---|---|
| ypical installation cost | £4,000 - £6,00 |
| ypical yearly saving | £14 |
| otential rating after completing steps to 4 | 36 I F |

## tep 5: High heat retention storage heaters

| | |
|---|---|
| ypical installation cost | £2,000 - £3,00 |
| ypical yearly saving | £88 |
| otential rating after completing steps to 5 | 68 I D |

## tep 6: Solar water heating

| | |
|---|---|
| ypical installation cost | £4,000 - £6,00 |
| ypical yearly saving | £8 |
| otential rating after completing steps to 6 | 70 I C |

## tep 7: Replacement glazing units

| | |
|---|---|
| ypical installation cost | £1,000 - £1,40 |
| ypical yearly saving | £6 |
| otential rating after completing steps to 7 | 71 I C |

# tep 8: Solar photovoltaic panels, 2.5 kWp

| | |
|---|---|
| **ypical installation cost** | £3,500 - £5,5( |
| **ypical yearly saving** | £4( |
| **otential rating after completing steps to 8** | 84 I B |

# aying for energy improvements

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

### stimated energy use and potential savings

sed on average energy costs when this EPC was created:

| | |
|---|---|
| **stimated yearly energy cost for this roperty** | £28 |
| **otential saving if you complete every ep in order** | £19 |

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It t based on how energy is used by the people living at the property.

# eating use in this property

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

### stimated energy used to heat this property

| pe of heating | Estimated energy used |
|---|---|
| ace heating | 11694 kWh per year |
| ater heating | 1892 kWh per year |

### otential energy savings by installing insulation

| pe of insulation | Amount of energy saved |
|---|---|
| vity wall insulation | 931 kWh per year |

| | |
|---|---|
| **lid wall insulation** | 2222 kWh per year |

## aving energy in this property

d ways to save energy in your home.

### ntacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

ou are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

ou 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.

## ssessor contact details

| | |
|---|---|
| **ssessor's name** | Zoe Gillingham |
| **elephone** | 07495230309 |
| **mail** | zoe@emzo-marketing.co.uk |

## ccreditation scheme contact details

| | |
|---|---|
| **ccreditation scheme** | Stroma Certification Ltd |
| **ssessor ID** | STRO027745 |
| **elephone** | 0330 124 9660 |
| **mail** | certification@stroma.com |

## ssessment details

| | |
|---|---|
| **ssessor's declaration** | No related party |

| | |
|---|---|
| **ate of assessment** | 25 January 2023 |
| **ate of certificate** | 27 January 2023 |
| **/pe of assessment** | ▶ RdSAP |

### :her certificates for this property

/ou are aware of previous certificates for this property and they are not listed here, please contact us at ihc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ere are no related certificates for this property.