Energy performance certificate (EPC)		
17 Vale Leaze Little Somerford CHIPPENHAM SN15 5JS	Energy rating	Valid until: 6 July 2033 Certificate number: 1800-4133-0922-6205-3373
Property type	Detached bungalow	
Total floor area		97 square metres

Rules on letting this property



You may not be able to let this property

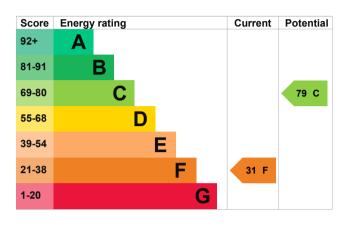
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

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

Energy rating and score

This property's current energy rating is F. It has the potential to be C.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 250 mm loft insulation	Good
Window	Partial double glazing	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 64% of fixed outlets	Good
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 405 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Storage heater or dual immersion, and single electric meter A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.

How this affects your energy bills

An average household would need to spend **£4,695 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £2,917 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 10,132 kWh per year for heating
- 2,115 kWh per year for hot water

Impact on the enviro	onment	This property produces	6.6 tonnes of CO2
This property's current envi rating is E. It has the potent	•	This property's potential production	4.2 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha Carbon emissions	e (CO2) they	You could improve this prop emissions by making the su This will help to protect the	uggested changes.
An average household produces	6 tonnes of CO2	These ratings are based or average occupancy and en living at the property may u of energy.	ergy use. People

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£513
2. High heat retention storage heaters	£1,600 - £2,400	£2,158
3. Solar water heating	£4,000 - £6,000	£109
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£60
5. High performance external doors	£2,000	£79

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£3,500 - £5,500	£769

Help paying for energy improvements

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

More ways to save energy

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

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name
Telephone
Email

Toby Owen 07950 022507 home@toby.go-plus.net

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme Assessor's ID Telephone Email

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/015402 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

No related party 7 July 2023 7 July 2023 RdSAP