Energy performance certificate (EPC) Willow Barn Easton Piercy Kington St. Michael CHIPPENHAM SN14 6JT Property type Detached bungalow Total floor area Total floor area Total floor area Detached bungalow Total floor area

Rules on letting this property



You may not be able to let this property

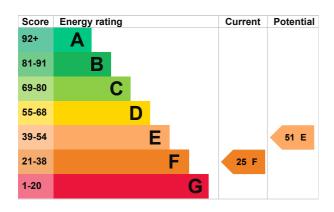
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

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

<u>See how to improve this property's energy 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	Sandstone or limestone, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated at rafters	Very poor
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Ground source heat pump, underfloor, electric	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 24% of fixed outlets	Poor
Floor	Solid, insulated	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. 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:

· Ground source heat pump

Primary energy use

The primary energy use for this property per year is 458 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- · Stone walls present, not insulated
- · Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £3,315 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 £1,041 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 46,790 kWh per year for heating
- 2,886 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be E.

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	13.0 tonnes of CO2
This property's potential production	7.8 tonnes of CO2

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

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£551
2. Low energy lighting	£95	£49
3. Heating controls (zone control)	£350 - £450	£281
4. Solar water heating	£4,000 - £6,000	£57
5. High performance external doors	£6,000	£103

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£5,000 - £8,000	£288

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	Lynn Edwards
Telephone	07973 166692
Email	office@lenergy-assessor.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	NHER
Assessor's ID	NHER002075
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	No related party

Assessor's declaration	No related party
Date of assessment	13 December 2016
Date of certificate	26 December 2016
Type of assessment	<u>RdSAP</u>