

Energy performance certificate (EPC)

 **This certificate has expired.**

5, Coppice View BOURNEMOUTH BH10 6AU	Energy rating D	This certificate expired on: 5 February 2018
		Certificate number: 0868-2070-6222-4148-7030

Total floor area

90 square metres

Rules on letting this property

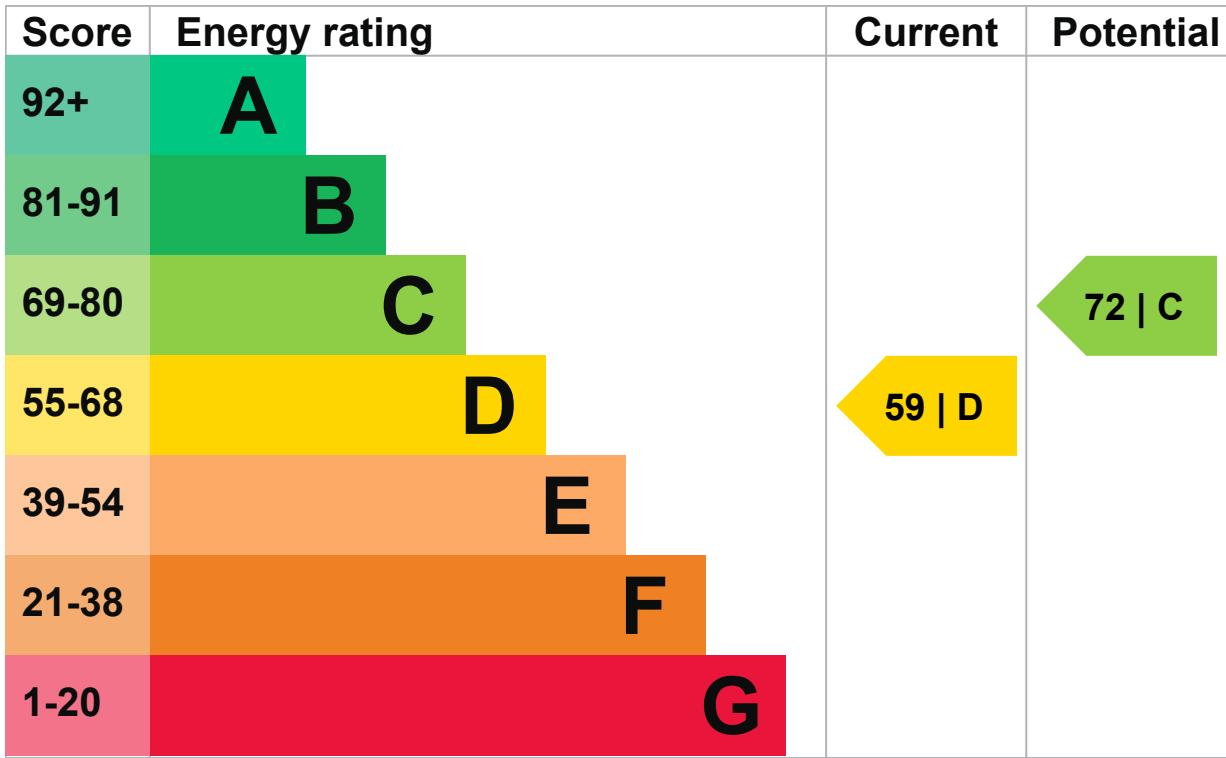
Properties can be let if they have an energy rating from A to E.

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.](#)



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

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, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Poor
Hot water	From main system	Good
Floor	Solid, no insulation (assumed)	N/A
Lighting	No low energy lighting	N/A
Secondary heating	Room heaters, electricity	N/A

Primary energy use

The primary energy use for this property per year is 307 kilowatt hours per square metre (kWh/m²).

▶ [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 get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

An average household produces

6 tonnes of CO₂

This property produces

3885.6 tonnes of CO₂

This property's potential production

2518.0 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. 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 energy is consumed by the people living at the property.

Improve this property's energy rating

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

Step 1: Increase loft insulation to 250 mm**Typical installation cost**

Information unavailable

Typical yearly saving

£19

Potential rating after completing step 1**59 | D**

Step 2: Cavity wall insulation recommendation**Typical installation cost**

Information unavailable

Typical yearly saving

Not applicable

Potential rating after completing steps 1 and 2**60 | D**

Step 3: Add additional 80 mm jacket to hot water cylinder**Typical installation cost**

Information unavailable

Typical yearly saving

Not applicable

Potential rating after completing steps 1 to 3

Information unavailable

Step 4: Draughtproof single-glazed windows

Typical installation cost

Information unavailable

Typical yearly saving

Not applicable

Potential rating after completing steps 1 to 4

61 | D

Step 5: Low energy lighting for all fixed outlets

Typical installation cost

Information unavailable

Typical yearly saving

£25

Potential rating after completing steps 1 to 5

61 | D

Step 6: Cylinder thermostat recommendation

Typical installation cost

Information unavailable

Typical yearly saving

Not applicable

Potential rating after completing steps 1 to 6

63 | D

Step 7: Upgrade heating controls

Typical installation cost

Information unavailable

Typical yearly saving

Potential rating after completing steps 1 to 7Information unavailable

Step 8: Replace boiler with Band A condensing boiler**Typical installation cost**Information unavailable

Typical yearly saving£73

Potential rating after completing steps 1 to 864 | D

Step 9: Solar water heating**Typical installation cost**Information unavailable

Typical yearly saving£15

Potential rating after completing steps 1 to 969 | C

Step 10: Double glazing recommendation**Typical installation cost**Information unavailable

Typical yearly savingNot applicable

Potential rating after completing steps 1 to 10

Step 11: Solid wall insulation recommendation

Typical installation cost

Information unavailable

Typical yearly saving

Not applicable

Potential rating after completing steps 1 to 11

Information unavailable

Step 12: Fuel change recommendation

Typical installation cost

Information unavailable

Typical yearly saving

Not applicable

Potential rating after completing steps 1 to 12

Information unavailable

Step 13: Solar photovoltaics panels, 25% of roof area

Typical installation cost

Information unavailable

Typical yearly saving

£36

Potential rating after completing steps 1 to 13

Information unavailable

Step 14: Solar photovoltaics panels, 25% of roof area

Typical installation cost

Information unavailable

Typical yearly saving

Not applicable

Potential rating after completing steps 1 to 14

72 | C

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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:

Estimated yearly energy cost for this property

£630.80

Potential saving if you complete every step in order

£138.56

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not 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.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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.

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

Assessor contact details

Assessor's nameKieron Heckford

Telephone01202 295370

Emailinfo@bournemouthenergy.co.uk

Accreditation scheme contact details**Accreditation scheme**Elmhurst Energy Systems Ltd

Assessor IDEES/001632

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**No assessor's declaration provided

Date of assessment6 February 2008

Date of certificate6 February 2008

Type of assessment [RdSAP](#)

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 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.