Energy performance certificate (EPC)

Downs View
Crudwell
MALMESBURY
SN16 9EU

Energy rating

G

Valid until	Certificate number
27 February 2025	**2738-5080-6242-6595-2980**

Property type

Detached bungalow

Total floor area

94 square metres

Rules on letting this property

! You may not be able to let this property

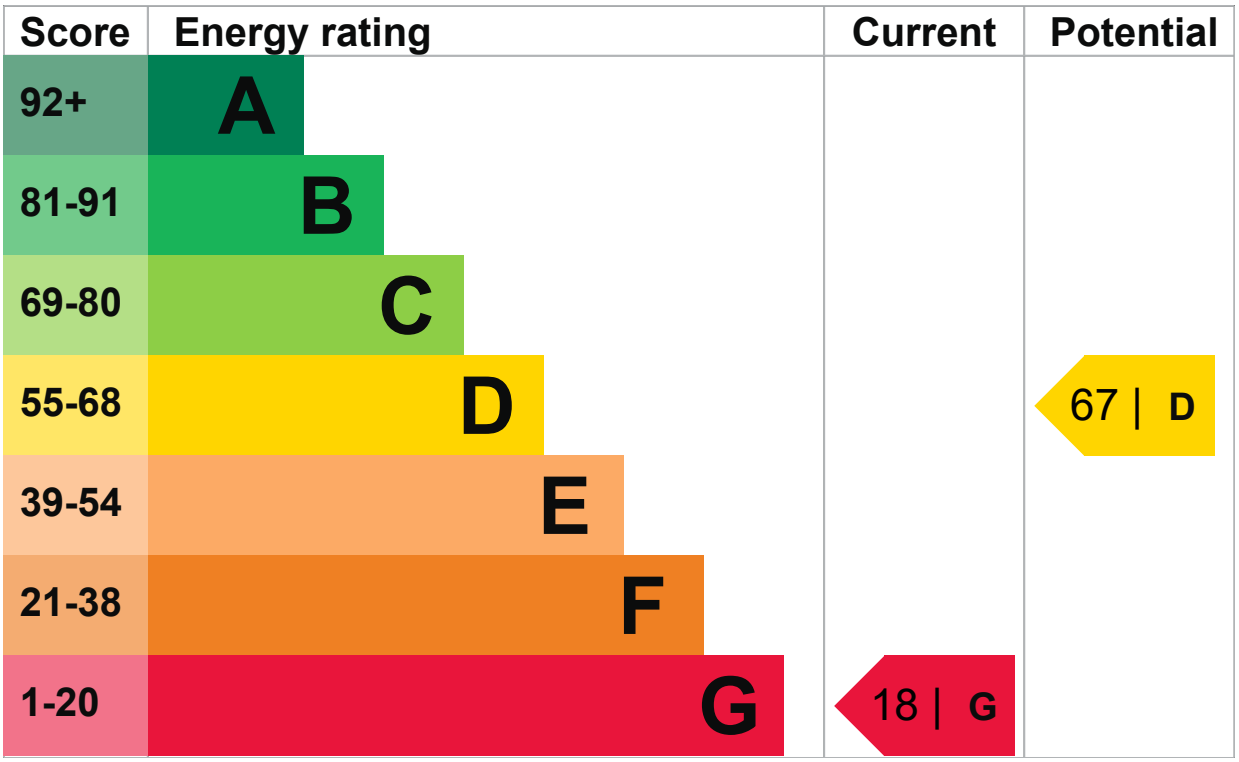
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented 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 efficiency rating for this property

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

See how to improve this property's energy performance.



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.

The average energy rating and score for a property in England and Wales are D (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
Roof	Pitched, no insulation	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Mostly double glazing	Poor
Main heating	Boiler and radiators, oil	Poor

Feature	Description	Rating
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Poor
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 481 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces

6 tonnes of CO2

This property produces

13.0 tonnes of CO2

This property's potential production

4.9 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 8.1 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 energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from G (18) to D (67).

▶ What is an energy rating?

Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£575

Potential rating after carrying out recommendation 1

33 | F

Recommendation 2: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£122

Potential rating after carrying out recommendations 1 and 2

37 | F

Recommendation 3: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£49

Potential rating after carrying out recommendations 1 to 3

38 | F

Recommendation 4: Low energy lighting

Low energy lighting

Typical installation cost

£45

Typical yearly saving

£42

Potential rating after carrying out recommendations 1 to 4

40 | E

Recommendation 5: Heating controls (room thermostat and TRVs)

Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£229

Potential rating after carrying out recommendations 1 to 5

48 | E

Recommendation 6: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£163

Potential rating after carrying out recommendations 1 to 6

55 | D

Recommendation 7: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£52

Potential rating after carrying out recommendations 1 to 7

57 | D

Recommendation 8: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£275

Potential rating after carrying out recommendations 1 to 8

67 | D

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£2264

Potential saving

£1231

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.

The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

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

Estimated energy used to heat this property

Space heating

21129 kWh per year

Water heating

2208 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	6345 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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 name

Paul Crovella

Telephone

01635 202612

Email
assessor@ghesolar.co.uk

Accreditation scheme contact details

Accreditation scheme
Elmhurst Energy Systems Ltd

Assessor ID
EES/011179

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration
No related party

Date of assessment
27 February 2015

Date of certificate
28 February 2015

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 mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

Certificate number
8155-6229-6840-8981-0992 (/energy-certificate/8155-6229-6840-8981-0992)

Valid until

25 January 2025

Certificate number

9218-5080-6249-6595-2980 (/energy-certificate/9218-5080-6249-6595-2980)

Valid until

20 January 2025

Certificate number

8751-6220-6849-8963-0022 (/energy-certificate/8751-6220-6849-8963-0022)

Expired on

26 October 2019

EXPIRED