# Energy performance certificate (EPC) St Josephs Mitten Road BEMBRIDGE P035 5UJ Property type Detached house Total floor area Total floor area Total square metres

# Rules on letting this property



# You may not be able to let this property

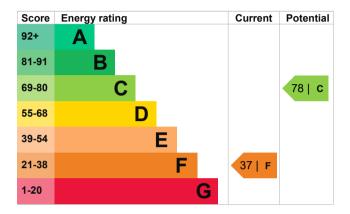
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-m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

Properties can be rented if they have an energy rating from A to E. The <u>recommendations section</u> 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 F. 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 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.

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, filled cavity	Average
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, limited insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Room heaters, mains gas	Average
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Gas boiler/circulator, no cylinder thermostat	Poor
Lighting	Low energy lighting in 87% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

# Primary energy use

The primary energy use for this property per year is 373 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	9.3 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be C.		This property's potential production	2.6 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 6.7 tonnes per year. This will help to protect the	
Properties with an A rating	produce less CO2	environment.	
than G rated properties.  An average household 6 tonnes of CO2		Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is	
produces	- Connes of CO2	consumed by the people liv	

# 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 F (37) to C (78).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£40
2. Flat roof or sloping ceiling insulation	£850 - £1,500	£97
3. Floor insulation (suspended floor)	£800 - £1,200	£205
4. Draught proofing	£80 - £120	£81
5. Condensing boiler	£3,000 - £7,000	£509
6. Solar water heating	£4,000 - £6,000	£41
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£91
8. Solar photovoltaic panels	£3,500 - £5,500	£395

# 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	£1981
Potential saving	£1065

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

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<a href="https://www.simpleenergyadvice.org.uk/">https://www.simpleenergyadvice.org.uk/</a>).

# 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	17655 kWh per year
Water heating	3664 kWh per year

# Potential energy savings by installing insulation

**Loft insulation** 456 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 Stewart Thomas Telephone 01983 875262

Email <u>stewart@wighthomeinspections.co.uk</u>

### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/002287
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party

4 May 2021

6 May 2021

RdSAP