Energy performance certificate (EPC)		
75a, Howgate Road BEMBRIDGE PO35 5QU	Energy rating	Valid until: 6 June 2030 Certificate number: 8070-7326-7170-9085-4206
Property type		Detached bungalow
Total floor area		88 square metres

Rules on letting this property

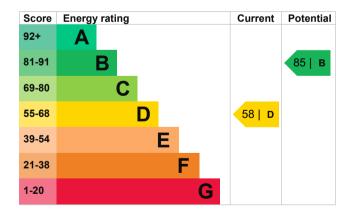
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or 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).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 56% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 269 kilowatt hours per square metre (kWh/m2).

Environmental imp property	act of this	This property produces	4.2 tonnes of CO2
This property's current env rating is E. It has the poter		This property's potential production	1.1 tonnes of CO2
Properties are rated in a so based on how much carbo		By making the <u>recommend</u>	<u> </u>
produce.		could reduce this property's 3.1 tonnes per year. This w environment.	
produce. Properties with an A rating than G rated properties.		3.1 tonnes per year. This w	

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 D (58) to B (85).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£46
2. Floor insulation (suspended floor)	£800 - £1,200	£97
3. Low energy lighting	£20	£26
4. Heating controls (TRVs)	£350 - £450	£29
5. Condensing boiler	£2,200 - £3,000	£134
6. Solar water heating	£4,000 - £6,000	£42
7. Solar photovoltaic panels	£3,500 - £5,500	£382

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	£921
Potential saving	£375

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>

(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	9292 kWh per year
Water heating	2715 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved

Loft insulation 807 kWh per year

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

Stewart Thomas
01983 875262
stewart@wighthomeinspections.cc

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

o.uk

Elmhurst Energy Systems Ltd EES/002287 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 5 June 2020 7 June 2020 RdSAP