## **Energy performance certificate (EPC)**

Debourne Manor 8 Debourne Manor Drive COWES PO31 8ES Energy rating

Valid until: 26 April 2032

Certificate number:

8732-1824-4000-0646-3226

Property type Semi-detached house

Total floor area 274 square metres

## Rules on letting this property

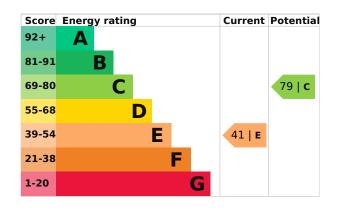
Properties can be rented if they have an energy rating from A to E.

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 E. 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                 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Wall                 | Cavity wall, as built, no insulation (assumed)            | Poor      |
| Roof                 | Pitched, 250 mm loft insulation                           | Good      |
| Roof                 | Pitched, no insulation (assumed)                          | Very poor |
| Window               | Single glazed   | Very poor |
| Main heating         | Boiler and radiators, mains gas                           | Good      |
| Main heating control | Programmer, room thermostat and TRVs                      | Good      |
| Hot water            | From main system  | Average   |
| Lighting             | Low energy lighting in 94% of fixed outlets               | Very good |
| Floor                | Solid, no insulation (assumed)                            | N/A       |
| Secondary heating    | None  | N/A       |

### **Primary energy use**

The primary energy use for this property per year is 331 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

# **Environmental impact of this property**

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

| An average<br>household<br>produces  | 6 tonnes of CO2    |
|--------------------------------------|--------------------|
| This property produces               | 16.0 tonnes of CO2 |
| This property's potential production | 5.3 tonnes of CO2  |

By making the <u>recommended</u> <u>changes</u>, you could reduce this property's CO2 emissions by 10.7 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.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (41) to C (79).

| Step  | Typical installation<br>cost | Typical yearly<br>saving |
|---|------------------------------|--------------------------|
| 1. Cavity wall insulation   | £500 - £1,500                | £52                      |
| 2. Internal or external wall insulation                           | £4,000 - £14,000             | £923                     |
| 3. Floor insulation (solid floor)                                 | £4,000 - £6,000              | £123                     |
| 4. Condensing boiler  | £2,200 - £3,000              | £404                     |
| 5. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500              | £120                     |
| 6. Solar photovoltaic panels                                      | £3,500 - £5,500              | £398                     |

#### Paying for energy improvements

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

# Estimated energy use and potential savings

| Estimated yearly energy cost for this property | £2886 |
|--|-------|
| Potential saving                               | £1621 |

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 potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy</u> <u>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 | 44583 kWh per<br>year |
|---------------|-----------------------|
| Water heating | 2915 kWh per year     |

# Potential energy savings by installing insulation

| Type of insulation     | Amount of energy<br>saved |
|------------------------|---------------------------|
| Loft insulation        | 1702 kWh per year         |
| Cavity wall insulation | 947 kWh per year          |
| Solid wall insulation  | 17111 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**

| Assessor's name | Stewart Thomas             |
|-----------------|----------------------------|
| Telephone       | 07802 428103               |
| Email           | stewartethomas@yahoo.co.uk |

#### **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 | No related party |
|------------------------|------------------|
| Date of assessment     | 26 April 2022    |
| Date of certificate    | 27 April 2022    |
| Type of assessment     | RdSAP            |
|                        |                  |