Energy performance certificate (EPC)			
Bartletts Green Farm Cottage Brading Road RYDE PO33 1QQ	Energy rating	Valid until: <b>17 July 2029</b> Certificate number: <b>0862-2858-7739-9691-1781</b>	
Property type	Detached house		
Total floor area		139 square metres	

# Rules on letting this property

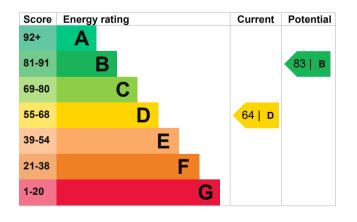
Properties can be rented if they have an energy rating from A to E.

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, limited insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
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 210 kilowatt hours per square metre (kWh/m2).

## Additional information

Additional information about this property:

- Cavity fill is recommended
- · Stone walls present, not insulated
- · Dwelling may be exposed to wind-driven rain

Environmental impact of this property		This property produces	5.2 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be C.		This property's potential production	2.2 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 3.0 tonnes per year. This will help to protect the	
Properties with an A rating pro	duce less CO2	environment.	
than G rated properties.		Environmental impact rating assumptions about average	5
An average household produces	6 tonnes of CO2	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 D (64) to B (83).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£87
2. Internal or external wall insulation	£4,000 - £14,000	£152
3. Floor insulation (solid floor)	£4,000 - £6,000	£45
4. Condensing boiler	£2,200 - £3,000	£61
5. Solar photovoltaic panels	£3,500 - £5,500	£360

## 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 a potential savings	and	Heating use in this	s property
Estimated yearly energy	£1081	Heating a property usually makes up the majority of energy costs.	
cost for this property Potential saving	£346	Estimated energy property	y used to heat this
Fotential saving	2340	Type of heating	Estimated energy used
		Space heating	15525 kWh per year
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.		Water heating	2311 kWh per year
		Potential energy savings by installing insulation	
property.	eople living at the	0,7	savings by installing
property. The potential saving shows how	v much money	0,7	savings by installing Amount of energy saved
The potential saving shows how	v much money	insulation	
The potential saving shows how you could save if you <u>complete</u>	v much money each	insulation Type of insulation	Amount of energy saved

# 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	lan Thomson
Telephone	01983 874 579
Email	thomsonbarlow@hotmail.co

## 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

Stroma Certification Ltd STRO002283 0330 124 9660 certification@stroma.com

No related party 18 July 2019 18 July 2019 RdSAP