Energy performance certificate (EPC) Constance **Energy rating** Valid until: 26 July 2032 Little Whitehouse Road Porchfield Certificate 2468-3018-0203-6672-7204 **NEWPORT** number: PO30 4LL Property type Detached bungalow Total floor area 119 square metres

Rules on letting this property

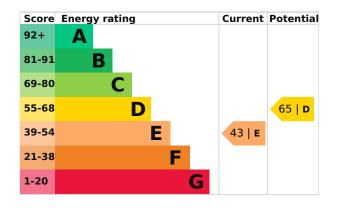
Properties can be rented if they have an energy rating from A to E.

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 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.

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	Roof room(s), insulated	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, LPG	Poor
Main heating	Room heaters, dual fuel (mineral and wood)	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Main heating control	No thermostatic control of room temperature	Poor
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very 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 186 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

This property's current environmental impact rating is D. 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 household produces	6 tonnes of CO2
This property produces	4.8 tonnes of CO2
This property's potential production	2.4 tonnes of CO2

By making the <u>recommended</u> <u>changes</u>, you could reduce this property's CO2 emissions by 2.4 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 (43) to D (65).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£48
2. Room-in-roof insulation	£1,500 - £2,700	£71
3. Floor insulation (suspended floor)	£800 - £1,200	£154
4. Solar water heating	£4,000 - £6,000	£64
5. Solar photovoltaic panels	£3,500 - £5,500	£405

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 £1373 energy cost for this property

Potential saving £338

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 <u>complete</u> <u>each recommended step in order</u>.

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

Type of Estimated energy heating used

Space heating 13331 kWh per year

Water heating 2291 kWh per year

Potential energy savings by installing insulation

Type of Amount of energy insulation saved

Loft insulation 641 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 July 2022
Date of certificate	27 July 2022
Type of assessment	RdSAP