Energy performance certificate (EPC)

Rosebank The Drive Ifold BILLINGSHURST RH14 0TD Energy rating

Valid until: 13 September 2033

Certificate number: 0370-2867-7310-2197-5031

Property type Detached bungalow

Total floor area 115 square metres

Rules on letting this property



You may not be able to let this property

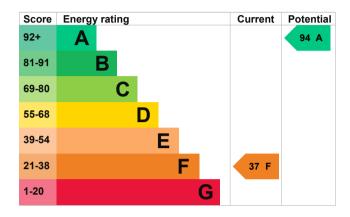
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let 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 rating and score

This property's current energy rating is F. It has the potential to be A.

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation	Very poor
Roof	Pitched, insulated (assumed)	Average
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 56% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
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 284 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,294 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £1,126 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2023 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 19,611 kWh per year for heating
- 3,124 kWh per year for hot water

Impact on the environment	This property produces	8.6 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be B.	This property's potential production	1.3 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions	This will help to protect the	environment.

Jarbon emissions

An average household produces

6 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£566
2. Internal or external wall insulation	£4,000 - £14,000	£203
3. Floor insulation (suspended floor)	£800 - £1,200	£104
4. Floor insulation (solid floor)	£4,000 - £6,000	£79
5. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£18
6. Low energy lighting	£20	£65

Step	Typical installation cost	Typical yearly saving
7. Solar water heating	£4,000 - £6,000	£91
8. Solar photovoltaic panels	£3,500 - £5,500	£695
9. Wind turbine	£15,000 - £25,000	£1,313

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name Brian Blunden
Telephone 07792 871666

Email brian@brianblunden.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/002332
Telephone 01455 883 250

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

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

No related party
13 September 2023
14 September 2023

Type of assessment RdSAP