

Energy performance certificate (EPC)

Orchardleigh
Botley Road
BISHOPS WALTHAM
SO32 1DR

Energy rating

F

Valid until: **27 June 2033**

Certificate
number: **0320-2823-9260-2027-6821**

Property type

Detached house

Total floor area

116 square metres

Rules on letting this property



You may not be able to let this property

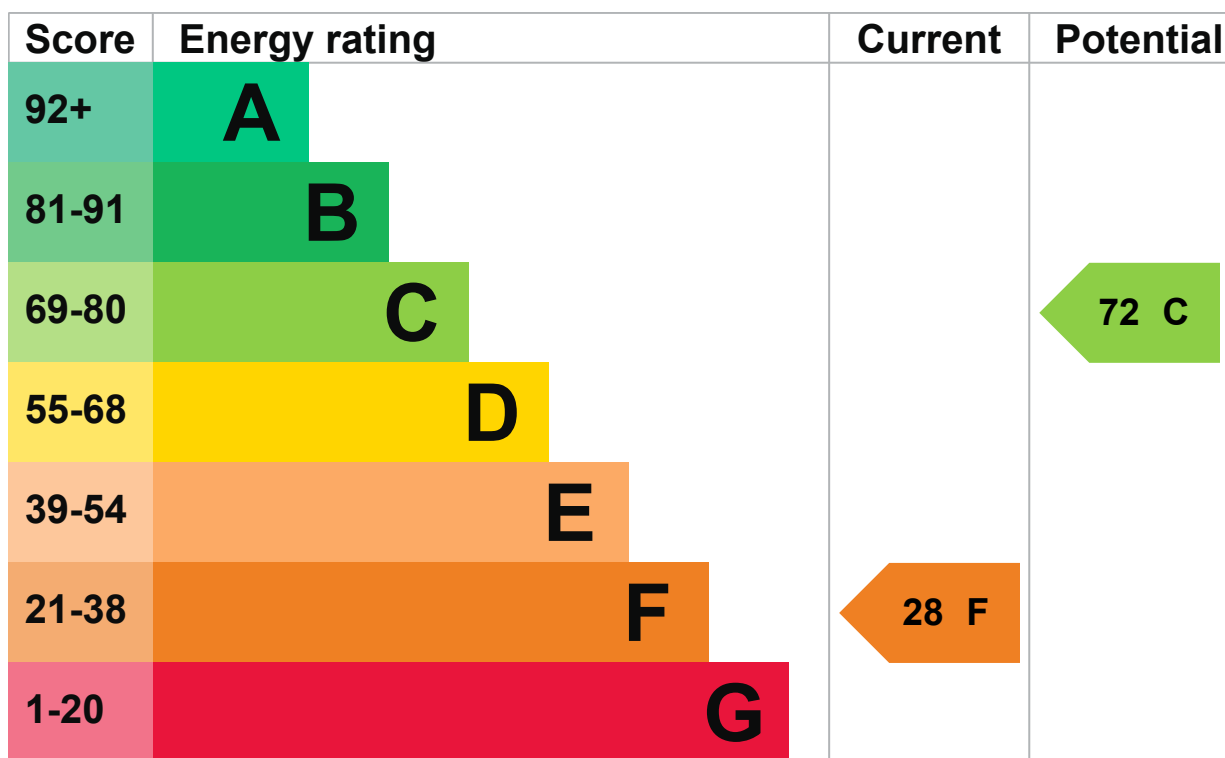
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energ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

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) 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 C.

[See how to improve this property's energy 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 25 mm loft insulation	Poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, dual fuel (mineral and wood)	Poor
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 22% of fixed outlets	Poor

Feature	Description	Rating
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 415 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£4,552 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 £2,455 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:

- 19,401 kWh per year for heating
- 4,355 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

10.0 tonnes of CO₂

This property's potential production

3.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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

► [Do I need to follow these steps in order?](#)

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£426

Potential rating after completing step 1

33 F

Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£644

Potential rating after completing steps 1 and 2

42 E

Step 3: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£275

Potential rating after completing steps 1 to 3

47 E

Step 4: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£151

Potential rating after completing steps 1 to 4

49 E

Step 5: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£41

Potential rating after completing steps 1 to 5

50 E

Step 6: Low energy lighting

Typical installation cost

£35

Typical yearly saving

£98

Potential rating after completing steps 1 to 6

51 E

Step 7: Heating controls (programmer, room thermostat and TRVs)

Heating controls (programmer, thermostat, TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£288

Potential rating after completing steps 1 to 7

56 D

Step 8: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£343

Potential rating after completing steps 1 to 8

60 D

Step 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£190

Potential rating after completing steps 1 to 9

64 D

Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

Typical yearly saving

£712

Potential rating after completing steps 1 to 10

72 C

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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.](#)

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

Simon Kane

Telephone

07595 261859

Email

simon@propertyassess.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/004723

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment**Assessor's declaration**

No related party

Date of assessment

27 June 2023

Date of certificate

28 June 2023

Type of assessment

▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.