Energy performance certificate (EPC)				
TWELVE OAKS FARM BRICKYARD ROAD SWANMORE	Energy rating	Valid until: 30 November 2030		
SO32 2PJ		Certificate number: 1190-4897-0422-1006-3203		
Property type	Detached bungalow			
Total floor area	134 square metres			

Rules on letting this property

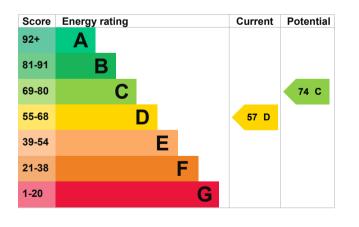
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

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



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	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Floor	Suspended, insulated (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 134 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,153 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 £249 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 8,678 kWh per year for heating
- 2,307 kWh per year for hot water

This property produces 3.8 tonnes of CO2		
This property's potential 2.0 tonnes of CO2 production		
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.		
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Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£48
2. Heating controls (room thermostat)	£350 - £450	£45
3. Condensing boiler	£2,200 - £3,000	£67
4. Flue gas heat recovery	£400 - £900	£38
5. Solar water heating	£4,000 - £6,000	£51
6. Solar photovoltaic panels	£3,500 - £5,500	£361

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 <u>www.gov.uk/improve-energy-efficiency</u>.

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
Telephone
Email

Simon Kane 01235 763717 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 Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/004723 01455 883 250 enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 1 December 2020 1 December 2020 RdSAP