Energy performance certificate (EPC)			
Landscapes Rise Cross Lane Ticehurst WADHURST TN5 7HQ	Energy rating	Valid until: Certificate number:	23 May 2032 2021-9256-0610-8002-0283
Property type	Detached house		
Total floor area		152 square me	tres

Rules on letting this property

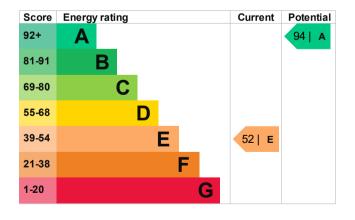
Properties can be rented if they have an energy rating from A to E.

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 A.

<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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Single glazed	Very poor
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
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 299 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

act of this	This property produces	8.4 tonnes of CO2	
This property's current environmental impact rating is E. It has the potential to be B.		1.4 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 7.0 tonnes per year. This will help to protect the onvironment	
roduce less CO2	chillionnicht.		
6 tonnes of CO2	Environmental impact ratin assumptions about average energy use. They may not consumed by the people liv	e occupancy and reflect how energy is	
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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 (52) to A (94).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£66
2. Flat roof or sloping ceiling insulation	£850 - £1,500	£73
3. Cavity wall insulation	£500 - £1,500	£124
4. Internal or external wall insulation	£4,000 - £14,000	£193
5. Floor insulation (solid floor)	£4,000 - £6,000	£80
6. Draught proofing	£80 - £120	£23
7. Solar water heating	£4,000 - £6,000	£40
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£156
9. Solar photovoltaic panels	£3,500 - £5,500	£357
10. Wind turbine	£15,000 - £25,000	£684

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 and potential savings

Estimated yearly energy cost for this property	£1680
Potential saving	£754

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 each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

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 heating	Estimated energy used	
Space heating	25619 kWh per year	
Water heating	2847 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Loft insulation	1265 kWh per year	
Cavity wall insulation	2337 kWh per year	
Solid wall insulation	3630 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	Andrew Spratt
Telephone	07539 410831
Email	andy.spratt@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration

Date of assessment Date of certificate

Type of assessment

Quidos Limited QUID204197 01225 667 570 info@guidos.co.uk

Employed by the professional dealing with the property transaction 18 May 2022 24 May 2022 <u>RdSAP</u>