Energy performance certificate (EPC) Little Hadlow Main Road Hadlow Down UCKFIELD TN22 4ER Property type Detached house Total floor area Energy rating Valid until: 2 June 2033 Certificate number: 0909-3307-0002-1475-3202 221 square metres

Rules on letting this property



You may not be able to let this property

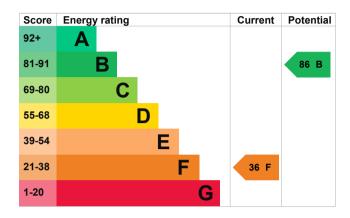
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 B.

<u>See how to improve this property's energy 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	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, 150 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
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 258 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,307 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 £1,232 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 heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 28,791 kWh per year for heating
- 3,011 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 1,014 kWh per year from loft insulation
- 7,682 kWh per year from solid wall insulation

More ways to save energy

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

Environmental impa property	ct of this	This property produces	14.7 tonnes of CO2	
This property's current environmental impact rating is F. It has the potential to be C.		This property's potential production	3.5 tonnes of CO2	
Properties get a rating from on how much carbon dioxide produce each year. CO2 ha	e (CO2) they	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based o	•	
An average household produces	6 tonnes of CO2	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. Internal or external wall insulation	£4,000 - £14,000	£513
2. Floor insulation (suspended floor)	£800 - £1,200	£103
3. Floor insulation (solid floor)	£4,000 - £6,000	£63
4. Draught proofing	£80 - £120	£8
5. Condensing boiler	£2,200 - £3,000	£278
6. Solar water heating	£4,000 - £6,000	£46
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£220
8. Solar photovoltaic panels	£3,500 - £5,500	£361
9. Wind turbine	£15,000 - £25,000	£684

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.

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 Andrew Spratt Telephone 07539 410831

Email <u>andy.spratt@hotmail.co.uk</u>

Contacting the accreditation scheme

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

Accreditation scheme Quidos Limited
Assessor's ID QUID204197
Telephone 01225 667 570
Email info@quidos.co.uk

About this assessment

Assessor's declaration Employed by the professional dealing with the

property transaction

Date of assessment 31 May 2023
Date of certificate 3 June 2023
Type of assessment RdSAP