

# Energy performance certificate (EPC)

Little Hadlow  
Main Road  
Hadlow Down  
UCKFIELD  
TN22 4ER

Energy rating

F

Valid until: **2 June 2033**

Certificate number: **0909-3307-0002-1475-3202**

Property type

Detached house

Total floor area

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 [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 B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

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/m<sup>2</sup>).

## 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.

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### 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](http://www.gov.uk/improve-energy-efficiency).

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### Environmental impact of this property

This property produces 14.7 tonnes of CO<sub>2</sub>

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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 CO<sub>2</sub>

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Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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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. 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 [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.

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## 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	<a href="mailto:andy.spratt@hotmail.co.uk">andy.spratt@hotmail.co.uk</a>

### 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	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### 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	<a href="#">RdSAP</a>

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