| Energy performance certificate (EPC)                |                           |   |  |  |
|---|---------------------------|---|--|--|
| Owl Cottage<br>Newton Toney<br>SALISBURY<br>SP4 0HF | Energy rating             | Valid until: <b>14 August 2027</b><br>Certificate number: <b>8573-7328-0430-2435-4992</b> |  |  |
| Property type                                       | perty type Detached house |   |  |  |
| Total floor area                                    |                           | 117 square metres   |  |  |

## Rules on letting this property

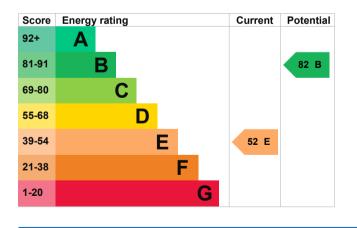
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be B.

<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                 | Solid brick, as built, partial insulation (assumed) | Average |
| Roof                 | Roof room(s), limited insulation (assumed)          | Average |
| Window               | Fully double glazed                                 | Average |
| Main heating         | Boiler and radiators, oil                           | Average |
| Main heating control | Programmer and room thermostat                      | Average |
| Hot water            | From main system                                    | Average |
| Lighting             | Low energy lighting in 58% of fixed outlets         | 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 225 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£998 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 £446 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 14,768 kWh per year for heating
- 2,959 kWh per year for hot water

This property produces

6.8 tonnes of CO2

# Impact on the environment

| This property's current environmental impact rating is E. It has the potential to be C.  |                 | This property's potential production   | 2.6 tonnes of CO2 |
|--|-----------------|--|-------------------|
| Properties get a rating from A (best) to G (worst)<br>on how much carbon dioxide (CO2) they<br>produce each year. CO2 harms the environment. |                 | You could improve this property's CO2<br>emissions by making the suggested changes.<br>This will help to protect the environment.                          |                   |
| Carbon emissions   |                 |  |                   |
| An average household<br>produces   | 6 tonnes of CO2 | These ratings are based on assumptions about<br>average occupancy and energy use. People<br>living at the property may use different amounts<br>of energy. |                   |

## Changes you could make

| Step                                    | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Room-in-roof insulation              | £1,500 - £2,700           | £169                  |
| 2. Internal or external wall insulation | £4,000 - £14,000          | £85                   |
| 3. Floor insulation (solid floor)       | £4,000 - £6,000           | £62                   |
| 4. Low energy lighting                  | £25                       | £26                   |
| 5. Heating controls (TRVs)              | £350 - £450               | £23                   |
| 6. Condensing boiler                    | £2,200 - £3,000           | £40                   |
| 7. Solar water heating                  | £4,000 - £6,000           | £42                   |
| 8. Solar photovoltaic panels            | £5,000 - £8,000           | £296                  |

### 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 www.gov.uk/improve-energy-efficiency.

## 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           |

Paul Baron 08450945192 <u>enquiries@vibrantenergymatters.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 | ECMK            |
|----------------------|-----------------|
| Assessor's ID        | ECMK300184      |
| Telephone            | 0333 123 1418   |
| Email                | info@ecmk.co.uk |

### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 15 August 2017 15 August 2017 RdSAP