

Energy performance certificate (EPC)

South Acre Sandle Copse Sandleheath Fordingbridge SP6 1DX	Energy rating D	Valid until: 17 September 2033
		Certificate number: 3600-3444-0222-7099-3173

Property type

Detached bungalow

Total floor area

156 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](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>).

Energy rating and score

This property's current energy rating is D. 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		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	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	Cavity wall, as built, no insulation (assumed)	Poor

Feature	Description	Rating
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating	Electric underfloor heating	Very poor
Main heating control	Programmer and at least two room thermostats	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 70% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 234 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Two main heating systems and heating system upgrade is recommended
As there is more than one heating system, you should seek professional advice on the most cost-effective option for upgrading the systems.
- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£4,177 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 £1,223 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 energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 20,664 kWh per year for heating
- 2,777 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

5.8 tonnes of CO2

This property's potential production

1.9 tonnes of CO2

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.

Changes you could make

► [Do I need to follow these steps in order?](#)

Step 1: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£407

Potential rating after completing step 1

62 D

Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£404

Potential rating after completing steps 1 and 2

66 D

Step 3: Low energy lighting

Typical installation cost

£65

Typical yearly saving

£45

Potential rating after completing steps 1 to 3

67 D

Step 4: Heating controls (time and temperature zone control)

Heating controls (zone control)

Typical installation cost

£350 - £450

Typical yearly saving

£164

Potential rating after completing steps 1 to 4

69 C

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£114

Potential rating after completing steps 1 to 5

70 C

Step 6: High performance external doors

Typical installation cost

£2,500

Typical yearly saving

£90

Potential rating after completing steps 1 to 6

71 C

Step 7: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£1,313

Potential rating after completing steps 1 to 7

84 B

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.

More ways to save energy

[Find ways to save energy in your home.](#)

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

Sophie Round

Telephone

08456123727

Email

dean@inventoryclerk.com

Contacting the accreditation scheme

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

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor's ID

EES/023053

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

14 September 2023

Date of certificate

18 September 2023

Type of assessment

▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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