

Energy performance certificate (EPC)

The Old Curates House
Fox Lane
Bramdean
ALRESFORD
SO24 0LP

Energy rating

F

Valid until: **20 July 2033**

Certificate number: **9288-2001-5203-1247-7200**

Property type

Detached house

Total floor area

429 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	25 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)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating	Electric storage heaters	Average
Main heating control	Programmer and room thermostat	Average
Main heating control	Automatic charge control	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 48% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
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

Primary energy use

The primary energy use for this property per year is 409 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£11,725 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 £6,360 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:

- 80,699 kWh per year for heating
- 3,232 kWh per year for hot water

Impact on the environment

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

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 **32.0 tonnes of CO₂**

This property's potential production **12.0 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

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£1,504
2. Internal or external wall insulation	£4,000 - £14,000	£2,505
3. Floor insulation (suspended floor)	£800 - £1,200	£318
4. Floor insulation (solid floor)	£4,000 - £6,000	£264
5. Draught proofing	£80 - £120	£227

Step	Typical installation cost	Typical yearly saving
6. Low energy lighting	£150	£158
7. Heating controls (TRVs)	£350 - £450	£242
8. Condensing boiler	£2,200 - £3,000	£291
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£675
10. High performance external doors	£5,000	£175
11. Solar photovoltaic panels	£3,500 - £5,500	£734
12. Wind turbine	£15,000 - £25,000	£1,403

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 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	Amy Dexter
Telephone	02039056099
Email	amydexter@fourwalls-group.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO035897
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	18 July 2023
Date of certificate	21 July 2023
Type of assessment	RdSAP
