Energy performance certificate (EPC)			
The Old Curates House Fox Lane Bramdean ALRESFORD SO24 0LP	Energy rating	Valid until: 20 July 2033	
Property type	Detached house		
Total floor area	429 square metres		

Rules on letting this property



You may not be able to let this property

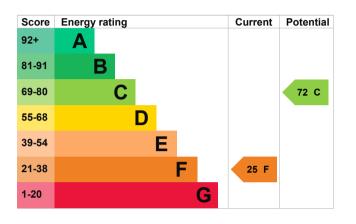
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-<u>guidance)</u>.

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 C.

<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, 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 envir	onment	This property produces	32.0 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be D.		This property's potential production	12.0 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha Carbon emissions	e (CO2) they	You could improve this pro emissions by making the s This will help to protect the	uggested changes.
An average household produces	6 tonnes of CO2	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 <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 <u>www.gov.uk/improve-energy-efficiency</u>.

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

Amy Dexter 02039056099 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 Assessor's ID Telephone Email Stroma Certification Ltd STRO035897 0330 124 9660 certification@stroma.com

About this assessment

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