Energy performance certificate (EPC)

36 College Street PETERSFIELD GU31 4AF	Energy rating	Valid until:	11 March 2034
	E	Certificate number:	8500-3886-0322-4300- 3743
Property type Mid-terrace house			
Total floor area	147 square metres		

Rules on letting this property

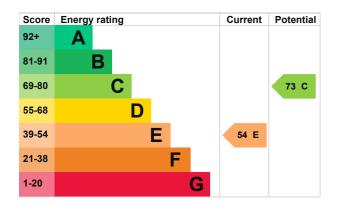
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

This property's energy rating is E. 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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 285 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£2,821 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 £804 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 19,434 kWh per year for heating
- 2,317 kWh per year for hot water

Impact on the enviro	nment	This property produces	7.4 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be D.		This property's potential production	4.2 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use diff amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£208
2. Internal or external wall insulation	£4,000 - £14,000	£385
3. Floor insulation (suspended floor)	£800 - £1,200	£66
4. Floor insulation (solid floor)	£4,000 - £6,000	£79
5. Low energy lighting	£55	£66

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£3,500 - £5,500	£602

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	Amy Dexter
Telephone	0203 905 60 99
Email	hello@fourwalls-group.com

Contacting the accreditation scheme

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

Assessor's ID EES/029503	
Telephone 01455 883 250	
Email <u>enquiries@elmhurstenergy.co.u</u>	<u>k</u>

About this assessment

Date of assessment8 March 2024Date of certificate12 March 2024	
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Type of assessment <u>RdSAP</u>	