Energy performance certificate (EPC)

8, The Paddocks Energy rating Iwerne Minster	Valid until:	26 March 2027	
BLANDFORD FORUM DT11 8PJ		Certificate number:	0856-2803-7271-9823-2885
Property type	Detached house		
Total floor area		150 square metres	

Rules on letting this property

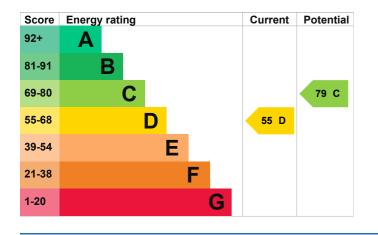
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



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, filled cavity	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 31% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 193 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,174 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 £444 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:

- 10,519 kWh per year for heating
- 3,480 kWh per year for hot water

Impact on the env	ironment	This property produces	7.1 tonnes of CO2
This property's environm is E. It has the potential t		This property's potential production	3.2 tonnes of CO2
Properties get a rating fro (worst) on how much car they produce each year. Carbon emissions		You could improve this emissions by making th changes. This will help environment.	he suggested
An average household produces	6 tonnes of CO2	These ratings are base about average occupar People living at the pro different amounts of en	ncy and energy use. operty may use

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£111
2. Low energy lighting	£55	£44
3. Condensing boiler	£2,200 - £3,000	£247
4. Solar water heating	£4,000 - £6,000	£44
5. Solar photovoltaic panels	£5,000 - £8,000	£299

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	Mark Green
Telephone	07894222375
Email	epcgreenenergy@gmail.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/007200
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 March 2017
Date of certificate	27 March 2017
Type of assessment	RdSAP