

Energy performance certificate (EPC)

2 The Old School House Mill Lane MIDHURST GU29 0HH	Energy rating G	Valid until: 4 May 2033
		Certificate number: 2811-1911-1027-6312-8679

Property type

End-terrace house

Total floor area

140 square metres

Rules on letting this property



You may not be able to let this property

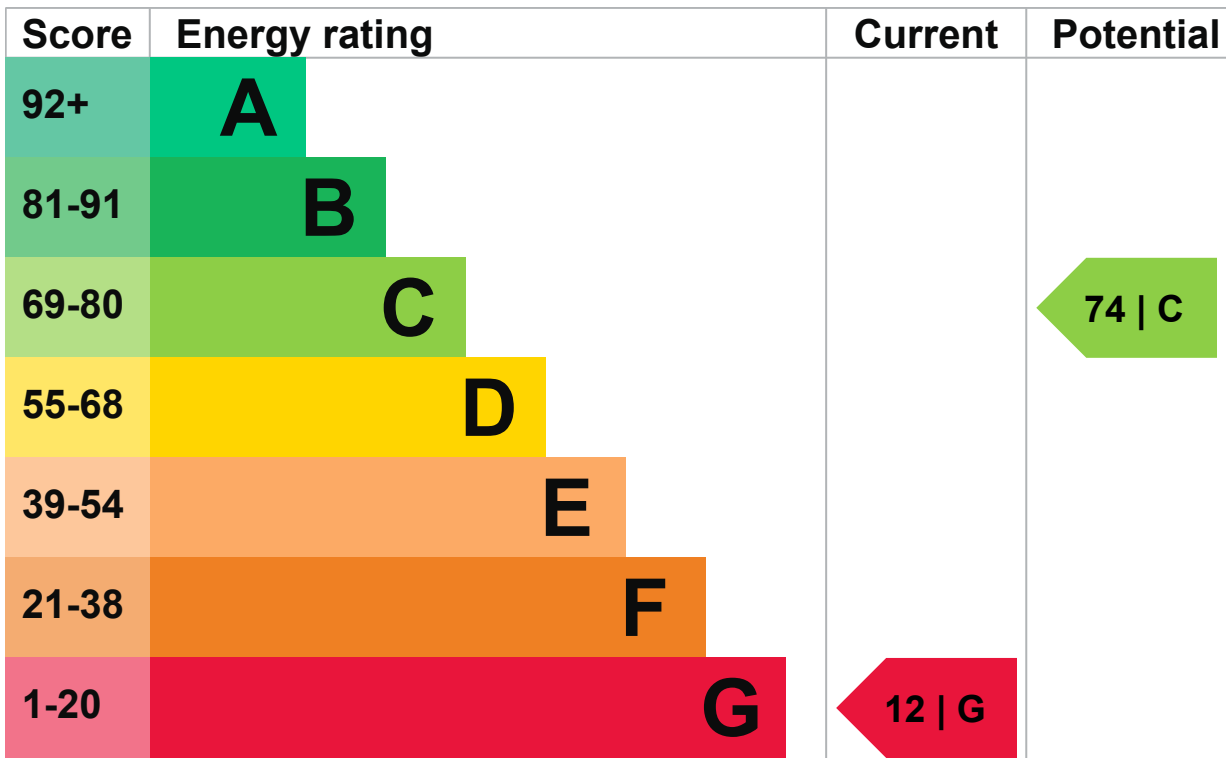
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energ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

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

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



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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor

Feature	Description	Rating
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Very poor
Lighting	Low energy lighting in 96% of fixed outlets	Very good
Floor	Suspended, 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 313 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

This property's current environmental impact rating is F. 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.

An average household produces

6 tonnes of CO₂

This property produces

8.7 tonnes of CO₂

This property's potential production

1.6 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy rating

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

Step 1: Room-in-roof insulation**Typical installation cost**

£1,500 - £2,700

Typical yearly saving

£1,420

Potential rating after completing step 1**36 | F****Step 2: Internal or external wall insulation****Typical installation cost**

£4,000 - £14,000

Typical yearly saving

£261

Potential rating after completing steps 1 and 2**42 | E****Step 3: Floor insulation (suspended floor)****Typical installation cost**

£800 - £1,200

Typical yearly saving

£137

Potential rating after completing steps 1 to 3**46 | E**

Step 4: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£51

Potential rating after completing steps 1 to 4

49 | E

Step 5: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£263

Potential rating after completing steps 1 to 5

57 | D

Step 6: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£100

Potential rating after completing steps 1 to 6

60 | D

Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£241

Potential rating after completing steps 1 to 7

67 | D

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£716

Potential rating after completing steps 1 to 8

74 | C

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£3711

Potential saving if you complete every step in order

£2475

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating **Estimated energy used****Space heating** 24810 kWh per year**Water heating** 2874 kWh per year**Potential energy savings by installing insulation****Type of insulation** **Amount of energy saved****Solid wall insulation** 1762 kWh per year**Saving energy in this property**[Find ways to save energy in your home.](#)**Contacting the assessor and accreditation scheme**

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details**Assessor's name**

Thomas Wignall

Telephone

07889984367

Emailtawenergy@gmail.com**Accreditation scheme contact details****Accreditation scheme**

ECMK

Assessor ID

ECMK305097

Telephone

0333 123 1418

Emailinfo@ecmk.co.uk

Assessment details**Assessor's declaration**No related party

Date of assessment4 May 2023

Date of certificate5 May 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).

Certificate number[2408-8044-6242-6600-6260 \(/energy-certificate/2408-8044-6242-6600-6260\)](/energy-certificate/2408-8044-6242-6600-6260)**Valid until**24 February 2030

Certificate number[8406-3656-4020-4496-8413 \(/energy-certificate/8406-3656-4020-4496-8413\)](/energy-certificate/8406-3656-4020-4496-8413)**Expired on**5 May 2019
