Energy performance certificate (EPC)

6 Fiddlers Cottages Coles Lane Milborne St. Andrew BLANDFORD FORUM DT11 0LG Energy rating

Valid until: 21 July 2029

Certificate number:

Mid-terrace house

8511-7723-6910-4572-0922

Property type

Total floor area 85 square metres

Rules on letting this property

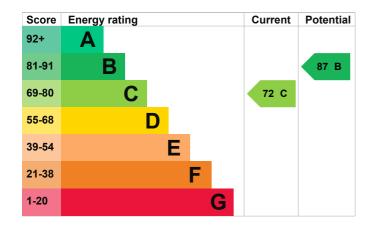
Properties can be let if they have an energy rating from A to E.

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 current energy rating is C. It has the potential to be B.

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, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
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 all fixed outlets	Very good
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 178 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £617 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 £114 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 5,450 kWh per year for heating
- 2,840 kWh per year for hot water

Impact on the environment	This property produces	2.7 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be B.	This property's potential production	1.0 tonnes of CO2

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) You could improve this property's CO2 they produce each year. CO2 harms the environment.

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. 6 tonnes of CO2 An average People living at the property may use household produces different amounts of energy.

Changes you could make

Impact on the environment

Step	Typical installation cost	Typical yearly saving
1. Condensing boiler	£2,200 - £3,000	£74
2. Solar water heating	£4,000 - £6,000	£40
3. Solar photovoltaic panels	£3,500 - £5,500	£338

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boilerupgrade-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	Johnny Fox	
Telephone	01202556006	
Email	info@bournemouthenergy.co.uk	

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/013409	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	22 July 2019	
Date of certificate	22 July 2019	
Type of assessment	<u>RdSAP</u>	