Energy performance certificate (EPC)

5, Coppice Street SHAFTESBURY SP7 8PD	Energy rating	Valid until: Certificate number:	20 March 2028 8488-7827-5150-3699-3926
Property type		Semi-detache	d house
Total floor area	ea 84 square metres		tres

Rules on letting this property

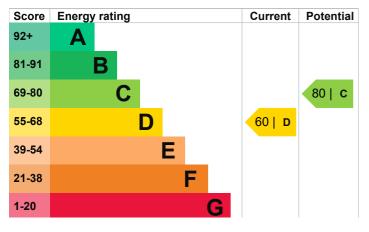
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> <u>performance.</u>



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Window	Mostly double glazing	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 75% of fixed outlets	Very good
Floor	Suspended, 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 307 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Dwelling may be exposed to wind-driven rain

Environmental impa property	ct of this	This property produces	4.5 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.3 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.2 tonnes per year. This will help to protect the environment.	
Properties with an A rating p	roduce less CO2	environment.	
than G rated properties.		Environmental impact ratin assumptions about average	•
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (60) to C (80).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£26
2. Cavity wall insulation	£500 - £1,500	£112
3. Floor insulation (suspended floor)	£800 - £1,200	£46
4. Low energy lighting	£10	£13
5. Solar water heating	£4,000 - £6,000	£48
6. Solar photovoltaic panels	£5,000 - £8,000	£305

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022</u>). This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings		(https://www.gov.uk/improve-energy-efficiency).	
		Heating use in this property	
Estimated yearly energy cost for this property	£971	Heating a property usually makes up the majority of energy costs.	
Potential saving	£244	Estimated energy used to heat this property	
		Type of heating	Estimated energy used
The estimated cost shows how much the average household would spend in this property		Space heating	12921 kWh per year
for heating, lighting and hot water. It i based on how energy is used by the		Water heating	2689 kWh per year
living at the property.		Potential energy savings by installing	
The potential saving shows how much money you could save if you <u>complete each</u> <u>recommended step in order</u> . For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u>		insulation	
		Type of insulation	Amount of energy saved
		Loft insulation	514 kWh per year
		Cavity wall insulation	2224 kWh per year

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 Telephone Email Graham Stevens 08450945192 epcquery@vibrantenergymatters.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment ECMK ECMK300035 0333 123 1418 info@ecmk.co.uk

No related party 21 March 2018 21 March 2018 RdSAP