Energy performance certificate (EPC)

Harvest Cottage Petworth Road Chiddingfold GODALMING GU8 4SL	Energy rating	Valid until: Certificate number:	21 November 2031 9528-3903-4209-9899-0200
Property type	Detached house		
Total floor area	77 square metres		

Rules on letting this property

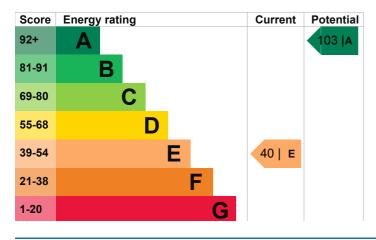
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or 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).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be A.

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



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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Community scheme	Good
Main heating control	Charging system linked to use of community heating, programmer and TRVs	Good
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, 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
- Community heat pump

Primary energy use

The primary energy use for this property per year is 340 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	3.6 tonnes of CO2

This property's potential production

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 4.7 tonnes per year. 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (40) to A (103).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£33
2. Internal or external wall insulation	£4,000 - £14,000	£438
3. Floor insulation (solid floor)	£4,000 - £6,000	£95
4. Solar water heating	£4,000 - £6,000	£40
5. Solar photovoltaic panels	£3,500 - £5,500	£377
6. Wind turbine	£15,000 - £25,000	£733

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1276
Potential saving	£605

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.

The estimated saving is based on making all of the recommendations in <u>how to improve</u> this property's energy performance.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

Heating use in this property

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

Estimated energy used to heat this property

property		
Space heating	16332 kWh per year	
Water heating	2363 kWh per year	
Potential energy s insulation	avings by installing	
Type of insulation	Amount of energy saved	
Loft insulation	542 kWh per year	
Solid wall insulation	7203 kWh per year	
You might be able to	o receive <u>Renewable Heat</u>	
You might be able to Incentive payments		
Incentive payments		
Incentive payments (https://www.gov.uk/do incentive). This will h	omestic-renewable-heat- elp to reduce carbon	
Incentive payments (https://www.gov.uk/do incentive). This will h	omestic-renewable-heat-	

system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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 Martin Colborne 07957 959225 martin@colborne.org

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/006105 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 12 November 2021 22 November 2021 RdSAP