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Energy performance certificate (EPC)

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Energy rating

B

Plot 1
Upper Crabbick Lane
Denmead
WATERLOOVILLE
PO7 6HQ

Valid until **24 January 2031**

Certificate number **2921-5015-4329-4839-1270**

Property type
Detached house
Total floor area
153 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](#).

Energy efficiency rating for this property

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

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

This property's current energy rating is B with a score of 89. It has a potential energy rating of B with a score of 90.

A	B	C	D	E	F	G	92+	81-91	69-80	55-68	39-54	21-38	1-20
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Score Energy rating Current Potential 89 | B 90 | B

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
Walls	Average thermal transmittance 0.19 W/m²K	Very good
Roof	Average thermal transmittance 0.12 W/m²K	Very good
Floor	Average thermal transmittance 0.13 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler & underfloor, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 5.0 m³/h.m² (as tested)	Good
Secondary heating	None	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:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 50 kilowatt hours per square metre (kWh/m²).

What is primary energy use?

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

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	1.4 tonnes of CO2
This property's potential production	1.1 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.3 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

Potential energy rating

B

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 B (89) to B (90).

What is an energy rating?
An energy rating shows a property's energy efficiency.

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

Properties are also given a score. The higher this number, the lower your CO2 emissions are likely to be.

Recommendation 1: Solar water heating

Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£45
Potential rating after carrying out recommendation 1	band-b 90 B

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£490

Potential saving

£45

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

For advice on how to reduce your energy bills visit [Simple Energy Advice](#).

Heating use in this property

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

Estimated energy used to heat this property

Space heating

4315 kWh per year

Water heating

2252 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments](#). This will help to reduce carbon emissions by replacing your existing heating 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

Gideon Griffiths
Telephone
08450941593
Email
gideon@melinconsultants.co.uk

Accreditation scheme contact details

Accreditation scheme
Stroma Certification Ltd
Assessor ID
STRO030315
Telephone
0330 124 9660
Email
certification@stroma.com

Assessment details

Assessor's declaration
No related party
Date of assessment
22 January 2021
Date of certificate
25 January 2021
Type of assessment
SAP
SAP (Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses detailed information about the property's construction to calculate energy performance.

This type of assessment must be carried out on all new properties built after 1 April 2008 in England and Wales, and 30 September 2008 in Northern Ireland.

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

Support links

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