Back

Energy performance certificate (EPC)

Certificate contents

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106 Wheatlands
FAREHAM
PO14 4SU

Energy rating

B

Valid until

30 March 2032

Certificate number

4432-0027-3100-0029-5272

Property type

Semi-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.

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 90. It has a potential energy rating of B with a score of 91.

A B C D E F G 92+ 81-91 69-80 55-68 39-54 21-38 1-20 Score Energy rating Current Potential 90 | **B** 91 | **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
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	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 43 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

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

0.6 tonnes of CO2

This property's potential production

0.4 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.2 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 B (90) to B (91).

Potential energy rating

B

▶ 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	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£28

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

£492

Potential saving

£27

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

4886 kWh per year

Water heating

2080 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.

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

Ian Taylor
Telephone

07971462567
Email

info@meonvalleyepc.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd
Assessor ID

EES/026010
Telephone

01455 883 250
Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party
Date of assessment

31 March 2022
Date of certificate

31 March 2022
Type of assessment

▶ RdSAP

> RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance.
>
> This type of assessment can be carried out on properties built before 1 April 2008 in England and Wales, and 30 September 2008 in Northern Ireland. It can also be used for newer properties, as long as they have a previous SAP assessment, which uses detailed information about the property's construction to calculate energy performance.