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Energy performance certificate (EPC)

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Energy rating

C

16, Haileybury Gardens
Hedge End
SOUTHAMPTON
SO30 2AP

Valid until **25 March 2024**

Certificate number **2868-5024-7207-2114-2900**

Property type
Mid-terrace house
Total floor area
38 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 C. It has the potential to be A.

See how to improve this property's energy performance.

This property's current energy rating is C with a score of 70. It has a potential energy rating of A with a score of 98. **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 70 | **C** 98 | **A**

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, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 401 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 E. 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	2.7 tonnes of CO2
This property's potential production	0.5 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 2.2 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

Potential energy rating

A

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 C (70) to A (98).

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. Increase loft insulation to 270 mm	£100 - £350	£20
2. Floor insulation	£800 - £1,200	£33
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£10
4. Fan assisted storage heaters	£600 - £800	£34
5. Solar water heating	£4,000 - £6,000	£42
6. High performance external doors	£1,000	£20
7. Solar photovoltaic panels	£9,000 - £14,000	£278
8. Wind turbine	£1,500 - £4,000	£21

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
£421
Potential saving
£159

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

3301 kWh per year
Water heating
1693 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	266 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
David Maceira
Telephone
0845 0945 192
Email
epcquery@vibrantenergymatters.co.uk

Accreditation scheme contact details

Accreditation scheme
NHER
Assessor ID
NHER006169
Telephone
01455 883 250
Email
enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration
No related party
Date of assessment
26 March 2014
Date of certificate
26 March 2014
Type of assessment
Show information about the 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.

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