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# Energy performance certificate (EPC)

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## Certificate contents

[Rules on letting this property](#)

[Energy performance rating for this property](#)

[Breakdown of property's energy performance](#)

[Environmental impact of this property](#)

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

[Estimated energy use and potential savings](#)

[Contacting the assessor and accreditation scheme](#)

[Other certificates for this property](#)

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## Energy rating

D

4 MEONside COURT  
WICKHAM  
PO17 5AJ

Valid until **5 April 2031**

Certificate number **0367-3005-9204-8639-3200**

## Property type

Semi-detached house

## Total floor area

132 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 D. It has the potential to be B.

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

This property's current energy rating is D with a score of 68. It has a potential energy rating of B with a

score of 81. **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 68 | D 81 | 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
<b>Wall</b>	Cavity wall, as built, insulated (assumed)	Good
<b>Roof</b>	Pitched, 100 mm loft insulation	Average
<b>Window</b>	Fully double glazed	Good
<b>Main heating</b>	Boiler and radiators, mains gas	Good
<b>Main heating control</b>	Programmer, room thermostat and TRVs	Good
<b>Hot water</b>	From main system	Good
<b>Lighting</b>	Low energy lighting in 88% of fixed outlets	Very good
<b>Floor</b>	Solid, limited insulation (assumed)	N/A
<b>Secondary heating</b>	Room heaters, dual fuel (mineral and wood)	N/A

## Primary energy use

The primary energy use for this property per year is 189 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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 (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

An average household produces

6 tonnes of CO<sub>2</sub>

This property produces

4.5 tonnes of CO<sub>2</sub>

This property's potential production

2.5 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 2.0 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 D (68) to B (81).

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: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£42

Potential rating after carrying out recommendation 1

band-c 69 | C

### Recommendation 2: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£89

Potential rating after carrying out recommendations 1 and 2

band-c 72 | C

### Recommendation 3: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£40
Potential rating after carrying out recommendations 1 to 3	band-c 73   C

## Recommendation 4: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels	
Typical installation cost	£3,500 - £5,500
Typical yearly saving	£372
Potential rating after carrying out recommendations 1 to 4	band-b 81   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	£996
Potential saving	£172

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	10232 kWh per year
Water heating	2978 kWh per year

Potential energy savings by installing insulation	
<b>Type of insulation</b>	<b>Amount of energy saved</b>
<b>Loft insulation</b>	714 kWh per year

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

Simon Kelly

Telephone

07765 462431

Email

[si-kelly@hotmail.co.uk](mailto:si-kelly@hotmail.co.uk)

### Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/020301

Telephone

01455 883 250

Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

### Assessment details

Assessor's declaration

No related party

Date of assessment

6 April 2021

Date of certificate

6 April 2021

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.

## 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

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