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Energy performance certificate (EPC)

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Energy rating

F

INWOOD
HUNDRED ACRES ROAD
WICKHAM
FAREHAM
PO17 6JD

Valid until **29 July 2031**

Certificate number **6639-4523-0000-0008-8222**

Property type

Detached house

Total floor area

96 square metres

Rules on letting this property

!

Warning

You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

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

This property's current energy rating is F with a score of 30. It has a potential energy rating of A with a score of 97.

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 30 | F 97 | 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, no insulation (assumed)	Poor
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 24% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Floor	(another dwelling below)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 347 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

Additional information

Additional information about this property:

- Cavity fill is recommended

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

8.6 tonnes of CO₂

This property's potential production

0.8 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 7.8 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 F (30) to A (97).

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: Room-in-roof insulation

Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving	£322
Potential rating after carrying out recommendation 1	band-e 46 E

Recommendation 2: Cavity wall insulation

Cavity wall insulation	
Typical installation cost	£500 - £1,500
Typical yearly saving	£67
Potential rating after carrying out recommendations 1 and 2	band-e 49 E

Recommendation 3: Internal or external wall insulation

Internal or external wall insulation	
Typical installation cost	£4,000 - £14,000
Typical yearly saving	£31
Potential rating after carrying out recommendations 1 to 3	band-e 51 E

Recommendation 4: Floor insulation (solid floor)

Floor insulation (solid floor)	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£68
Potential rating after carrying out recommendations 1 to 4	band-d 55 D

Recommendation 5: Draught proofing

Draught proofing	
Typical installation cost	£80 - £120
Typical yearly saving	£10
Potential rating after carrying out recommendations 1 to 5	band-d 56 D

Recommendation 6: Low energy lighting

Low energy lighting	
Typical installation cost	

Typical yearly saving	£110
Potential rating after carrying out recommendations 1 to 6	£50
	band-d 57 D

Recommendation 7: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)	
Typical installation cost	£350 - £450
Typical yearly saving	£39
Potential rating after carrying out recommendations 1 to 7	£39
	band-d 59 D

Recommendation 8: Replace boiler with new condensing boiler

Condensing boiler	
Typical installation cost	£2,200 - £3,000
Typical yearly saving	£86
Potential rating after carrying out recommendations 1 to 8	£86
	band-d 64 D

Recommendation 9: Solar water heating

Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£43
Potential rating after carrying out recommendations 1 to 9	£43
	band-d 66 D

Recommendation 10: Double glazed windows

Replace single glazed windows with low-E double glazed windows	
Typical installation cost	£3,300 - £6,500
Typical yearly saving	£29
Potential rating after carrying out recommendations 1 to 10	£29
	band-d 68 D

Recommendation 11: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£376
Potential rating after carrying out recommendations 1 to 11	band-c 77 C

Recommendation 12: Wind turbine

Wind turbine	
Typical installation cost	£15,000 - £25,000
Typical yearly saving	£684
Potential rating after carrying out recommendations 1 to 12	band-a 97 A

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	£1366
Potential saving	£746

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	18804 kWh per year
Water heating	2753 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	87 kWh per year

Cavity wall insulation 946 kWh per year

Solid wall insulation 440 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

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/020301

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

28 July 2021

Date of certificate

30 July 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 or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

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