# Energy performance certificate (EPC) 1 Crabtree Cottages Savernake MARLBOROUGH SN8 3HP Energy rating Valid until: 26 July 2032 Certificate number: 0330-2233-6130-2722-2881 Semi-detached house Total floor area 171 square metres

### Rules on letting this property



## You may not be able to let this property

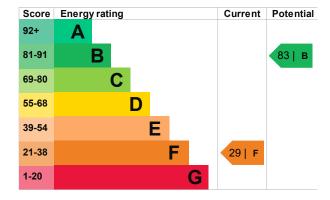
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

Properties can be rented if they have an energy rating from A to E. The <u>recommendations</u> <u>section</u> 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 B.

See how to improve this property's energy performance.



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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), thatched	Good
Window	Partial double glazing	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Solid fuel boiler/circulator, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Floor	Solid, no 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 386 kilowatt hours per square metre (kWh/m2).

# **Environmental impact of this property**

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

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	10.0 tonnes of CO2	
This property's potential production	5.0 tonnes of CO2	

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 5.0 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.

#### Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from F (29) to B (83).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£265
2. Internal or external wall insulation	£4,000 - £14,000	£498
3. Floor insulation (solid floor)	£4,000 - £6,000	£272
4. Increase hot water cylinder insulation	£15 - £30	£26
5. Draught proofing	£80 - £120	£48
6. High heat retention storage heaters	£2,800 - £4,200	£1,026
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£97
8. Wind turbine	£15,000 - £25,000	£742

#### Paying for energy improvements

<u>Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)</u>

# Estimated energy use and potential savings

Estimated yearly £3868 energy cost for this property

Potential saving £2233

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 potential saving shows how much money you could save if you <u>complete</u> <u>each recommended step in order</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u>

(https://www.simpleenergyadvice.org.uk/).

#### Heating use in this property

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

Estimated energy used to heat this property

Type of heating Estimated energy used

Space heating 17855 kWh per year

Water heating 4571 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Solid wall insulation 2561 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 contact actums	
Assessor's name	Malcolm Perry
Telephone	01380 830736
Email	malcolmfperry@aol.com
Accreditation scheme contact details	
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020272
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
Assessment details	
Assessor's declaration	No related party
Date of assessment	27 July 2022
Date of certificate	27 July 2022
Type of assessment	RdSAP