Energy performance certificate (EPC)			
36, Penrith Road BASINGSTOKE RG21 8XW	Energy rating	Valid until: 7 October 2024 Certificate number: 9226-2888-7601-9604-4891	
Property type		Mid-terrace house	
Total floor area		97 square metres	

## Rules on letting this property

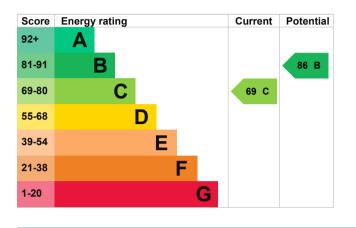
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

### **Energy rating and score**

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

#### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 26% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 172 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£798 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £209 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 9,671 kWh per year for heating
- 2,622 kWh per year for hot water

Impact on the environment		This property produces	3.2 tonnes of CO2
This property's environment It has the potential to be B.	al impact rating is D.	This property's potential production	1.2 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this prop emissions by making the su This will help to protect the	uggested changes.
		These ratings are based on	accumptions about
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation	£800 - £1,200	£49.67
2. Draught proofing	£80 - £120	£20.04
3. Low energy lighting	£85	£36.85
4. Solar water heating	£4,000 - £6,000	£41.75
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£60.32

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£9,000 - £14,000	£273.07

### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

#### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

### Who to contact about this certificate

#### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	
Telephone	
Email	

Chris Pavord 07766 334 242 chris@greenerlandlords.com

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme Assessor's ID Telephone Email

### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO001589 0330 124 9660 certification@stroma.com

No related party 8 October 2014 8 October 2014 RdSAP