169 square metres

# Energy performance certificate (EPC) Bishops Lodge Broomwood Lane Ramsden Heath BILLERICAY CM11 1JR Energy rating Certificate number: 2238-4099-7251-2984-2924 Detached house

## Rules on letting this property



Total floor area

# You may not be able to let this property

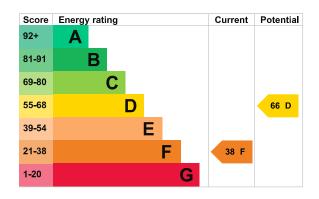
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-m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

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

## **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, oil	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 38% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
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 318 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £2,850 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 £958 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:

- 39,063 kWh per year for heating
- 2,940 kWh per year for hot water

### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	13.0 tonnes of CO2
This property's potential production	7.5 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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. Internal or external wall insulation	£4,000 - £14,000	£483
2. Floor insulation	£800 - £1,200	£109
3. Draught proofing	£80 - £120	£54
4. Low energy lighting	£40	£40
5. Heating controls (TRVs)	£350 - £450	£96
6. Solar water heating	£4,000 - £6,000	£64
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£113
8. Solar photovoltaic panels	£9,000 - £14,000	£261
9. Wind turbine	£1,500 - £4,000	£88

### 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	Stephen Turner
Telephone	07875281743
Email	steveturner400@googlemail.com

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited		
Assessor's ID	QUID201525		
Telephone	01225 667 570		
Email	info@guidos.co.uk		
About this assessment			

Assessor's declaration	No related party	
Date of assessment	27 September 2014	
Date of certificate	29 September 2014	
Type of assessment	RdSAP	