

# Energy performance certificate (EPC)

STRATHMORE  
MAIN ROAD  
BIRDHAM  
PO20 7HU

Energy rating

E

Valid until 30 November 2030

Certificate number

0598-0900-3202-7940-2210

## Property type

Detached house

## Total floor area

60 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

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

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

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 200 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average

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.

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

Each feature is assessed as one of the following:

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.

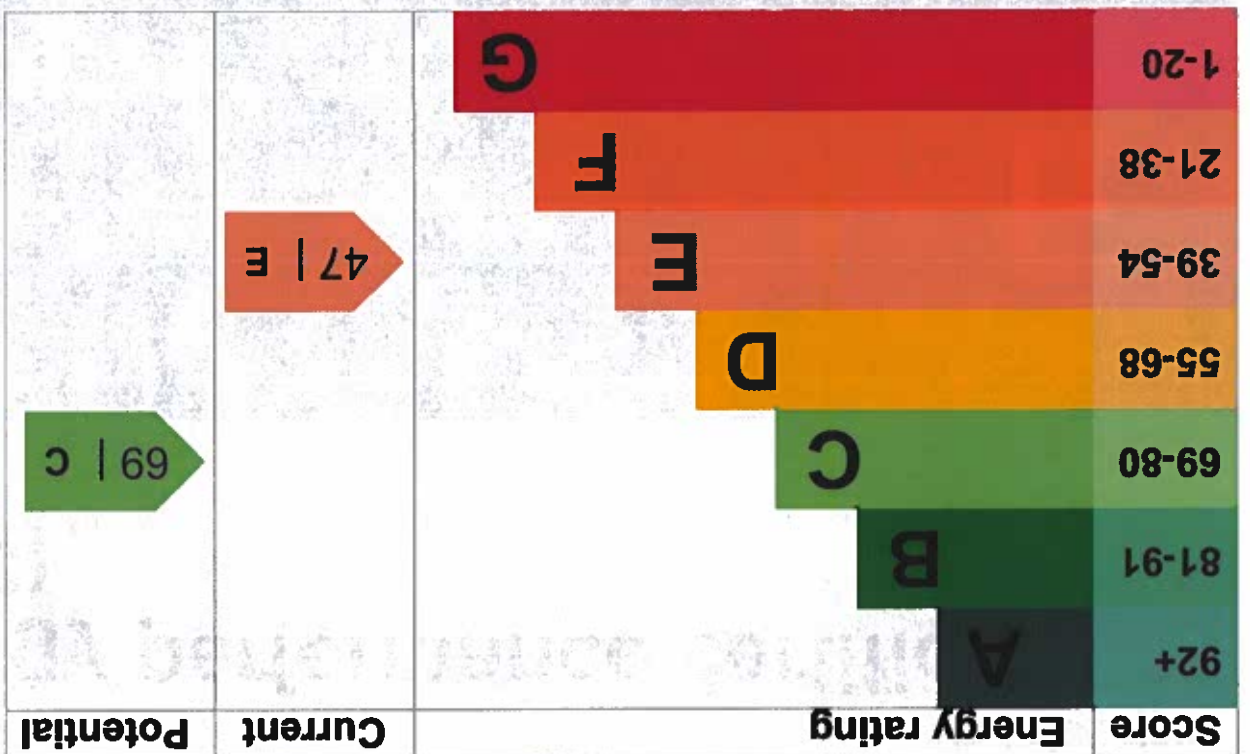
### Breakdown of property's energy performance

The average energy rating and score for a property in England and Wales are D (60).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO<sub>2</sub>) emissions are likely to be.

Properties are given a rating from A (most efficient) to G (least efficient).

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



Feature	Description	Rating
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 60% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

## Primary energy use

The primary energy use for this property per year is 298 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### 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

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

### This property's potential production

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

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.9 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

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 E (47) to C (69).

◀ [What is an energy rating?](#)

## Recommendation 1: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£53

Potential rating after carrying out recommendation 1

50 | E

## Recommendation 2: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

£15 - £30

Typical yearly saving

£8

Potential rating after carrying out recommendations 1 and 2

51 | E

## Recommendation 3: Low energy lighting

Low energy lighting

Typical installation cost

£20



**Typical yearly saving**

£18

**Potential rating after carrying out recommendations 1 to 3**

52 | E

**Recommendation 4: Heating controls (thermostatic radiator valves)**

Heating controls (TRVs)

**Typical installation cost**

£350 - £450

**Typical yearly saving**

£29

**Potential rating after carrying out recommendations 1 to 4**

54 | E

**Recommendation 5: Solar water heating**

Solar water heating

**Typical installation cost**

£4,000 - £6,000

**Typical yearly saving**

£45

**Potential rating after carrying out recommendations 1 to 5**

57 | D

**Recommendation 6: Solar photovoltaic panels, 2.5 kWp**

Solar photovoltaic panels

**Typical installation cost**

£3,500 - £5,500

### Typical yearly saving

£389

### Potential rating after carrying out recommendations 1 to 6



## Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£788

Potential saving

£152

## 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

9069.0 kWh per year

Water heating

2613.0 kWh per year

## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments](https://www.gov.uk/domestic-renewable-heat-incentive) (<https://www.gov.uk/domestic-renewable-heat-incentive>). 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

Hana Gates

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### Telephone

07557948530

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### Email

[info@emzo-marketing.co.uk](mailto:info@emzo-marketing.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Stroma Certification Ltd

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### Assessor ID

STRO034328

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### Telephone

0330 124 9660

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### Email

[certification@stroma.com](mailto:certification@stroma.com)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

1 December 2020

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### Date of certificate

1 December 2020

**Type of assessment**



**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 [mhcg.digital@services.communities.gov.uk](mailto:mhcg.digital@services.communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.