Energy performance certificate (EPC)			
Gardeners Cottage New Farm Coombe Road NEWBURY RG20 6RQ	Energy rating	Valid until:	14 August 2033
		Certificate number:	3037-4428-5200-0074-9296
Property type		Detached house	9
Total floor area		86 square metre	28

# Rules on letting this property

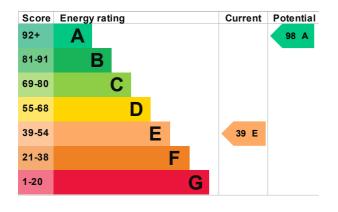
Properties can be let if they have an energy rating from A to E.

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

# **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), ceiling insulated	Very poor
Window	Partial double glazing	Average
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 all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Biomass secondary heating

#### Primary energy use

The primary energy use for this property per year is 328 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

# How this affects your energy bills

An average household would need to spend **£2,075 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 £916 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 18,229 kWh per year for heating
- 2,848 kWh per year for hot water

Impact on the enviro	onment	This property produces	6.7 tonnes of CO2	
This property's current environmental impact rating is F. It has the potential to be B.		This property's 0.7 tonnes of C potential production		
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.		
		People living at the property may use different amounts of energy.		
An average household produces	6 tonnes of CO2			

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£349
2. Cavity wall insulation	£500 - £1,500	£32
3. Internal or external wall insulation	£4,000 - £14,000	£248
4. Floor insulation (solid floor)	£4,000 - £6,000	£114
5. Heating controls (TRVs)	£350 - £450	£53

Step	Typical installation cost	Typical yearly saving
6. Solar water heating	£4,000 - £6,000	£83
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£36
8. Solar photovoltaic panels	£3,500 - £5,500	£686
9. Wind turbine	£15,000 - £25,000	£1,313

## 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 <u>www.gov.uk/improve-energy-efficiency</u>.

## 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	Simon Kane
Telephone	07595 261859
Email	simon@propertyassess.co.uk

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd	
Assessor's ID	EES/004723	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

#### About this assessment

Assessor's declaration	No related party	
Date of assessment	14 August 2023	
Date of certificate	15 August 2023	
Type of assessment	<u>RdSAP</u>	