

Energy performance certificate (EPC)

4, Fleming Road
WINCHESTER
SO22 6EE

Energy rating

D

Valid until: **18 February 2030**

Certificate number: **8307-1117-8222-1596-8203**

Property type

Mid-terrace house

Total floor area

100 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 D. It has the potential to be B.

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

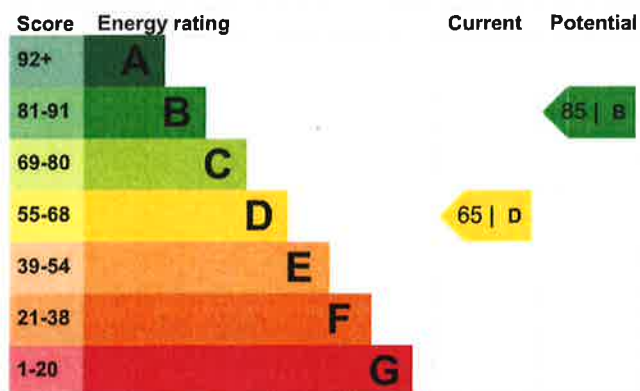
The graph shows this property's current and potential energy efficiency.

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



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 D (65) to B (85).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£35
2. Floor insulation (solid floor)	£4,000 - £6,000	£49
3. Low energy lighting	£15	£19
4. Heating controls (TRVs)	£350 - £450	£29
5. Condensing boiler	£2,200 - £3,000	£103
6. Solar water heating	£4,000 - £6,000	£41
7. Solar photovoltaic panels	£3,500 - £5,500	£348

Paying for energy improvements

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

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	Adam Harvey
Telephone	01794 885769
Email	sales@adeptproperty.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/015390
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	19 February 2020
Date of certificate	19 February 2020
Type of assessment	RdSAP
