# Chilcomb Manor Chilcomb WINCHESTER SO21 1HR Certificate (EPC) Chilcomb Manor Chilcomb WINCHESTER SO21 1HR Certificate number: 0320-2957-1320-2224-8571 Detached house Total floor area 372 square metres

# Rules on letting this property

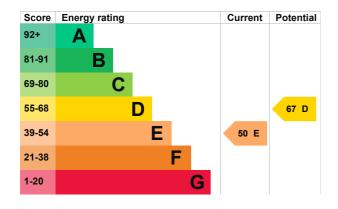
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for landlords on the <u>regulations</u> and <u>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>).

## **Energy rating and score**

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

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, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 27% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited 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 183 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

· Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend £4,815 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 £1,432 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 42,295 kWh per year for heating
- 3,426 kWh per year for hot water

## Impact on the environment

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

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

#### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	17.0 tonnes of CO2
This property's potential production	11.0 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. Cavity wall insulation	£500 - £1,500	£717
2. Floor insulation (suspended floor)	£800 - £1,200	£243
3. Low energy lighting	£165	£167
4. Solar water heating	£4,000 - £6,000	£91
5. Replacement glazing units	£1,000 - £1,400	£215

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£3,500 - £5,500	£593

## 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 <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>

## 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 Freeborn
Telephone	01420 565604
Email	simonfreeborn@aol.com

#### Contacting the accreditation scheme

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

Elmhurst Energy Systems Ltd	
EES/020769	
01455 883 250	
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No related party	
23 February 2024	
23 February 2024	
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	EES/020769 01455 883 250 enquiries@elmhurstenergy.co.uk  No related party 23 February 2024 23 February 2024