Energy performance certificate (EPC)			
7, Dairy Place Micheldever	Energy rating	Valid until:	11 January 2028
WINCHESTER SO21 3FG		Certificate number:	8418-7729-5660-2519-6996
Property type Detached house			
Total floor area	180 square metres		

Rules on letting this property

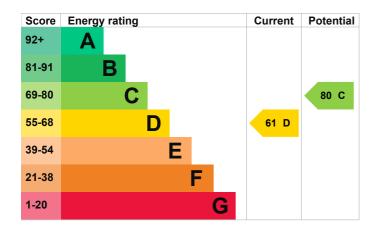
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Air source heat pump, radiators, electric	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 81% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (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:

- Air source heat pump
- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 177 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,704 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 £598 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 23,306 kWh per year for heating
- 2,993 kWh per year for hot water

Impact on the environment

produces

This property's environmenta has the potential to be B.	l impact rating is D. It	This property's potential production	2.5 tonnes of CO2
Properties get a rating from A how much carbon dioxide (Co year.		You could improve this prope making the suggested chang protect the environment.	
Carbon emissions		These ratings are based on a average occupancy and energy	rgy use. People living at
An average household	6 tonnes of CO2	the property may use different amounts of ener	nt amounts of energy.

This property produces

5.4 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£400
2. Floor insulation (solid floor)	£4,000 - £6,000	£69
3. Solar water heating	£4,000 - £6,000	£128
4. Solar photovoltaic panels	£5,000 - £8,000	£312

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	David Coppendale
Telephone	02039056099
Email	david@davidcoppendale.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd	
Assessor's ID	STR0031570	
Telephone	0330 124 9660	
Email	certification@stroma.com	

About this assessment

Assessor's declaration	No related party
Date of assessment	11 January 2018
Date of certificate	12 January 2018
Type of assessment	RdSAP