# Energy performance certificate (EPC)

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|---|---|---|---|
| Dale Cottage<br>Lower Mead End Road<br>Sway<br>LYMINGTON<br>SO41 6EL | Energy rating<br>**E** | Valid until: | **24 August 2035** |
| | | Certificate number: | **0350-2079-4580-2925-6311** |

| | |
|---|---|
| **roperty type** | Detached house |
| **otal floor area** | 142 square metres |

## Rules on letting this property

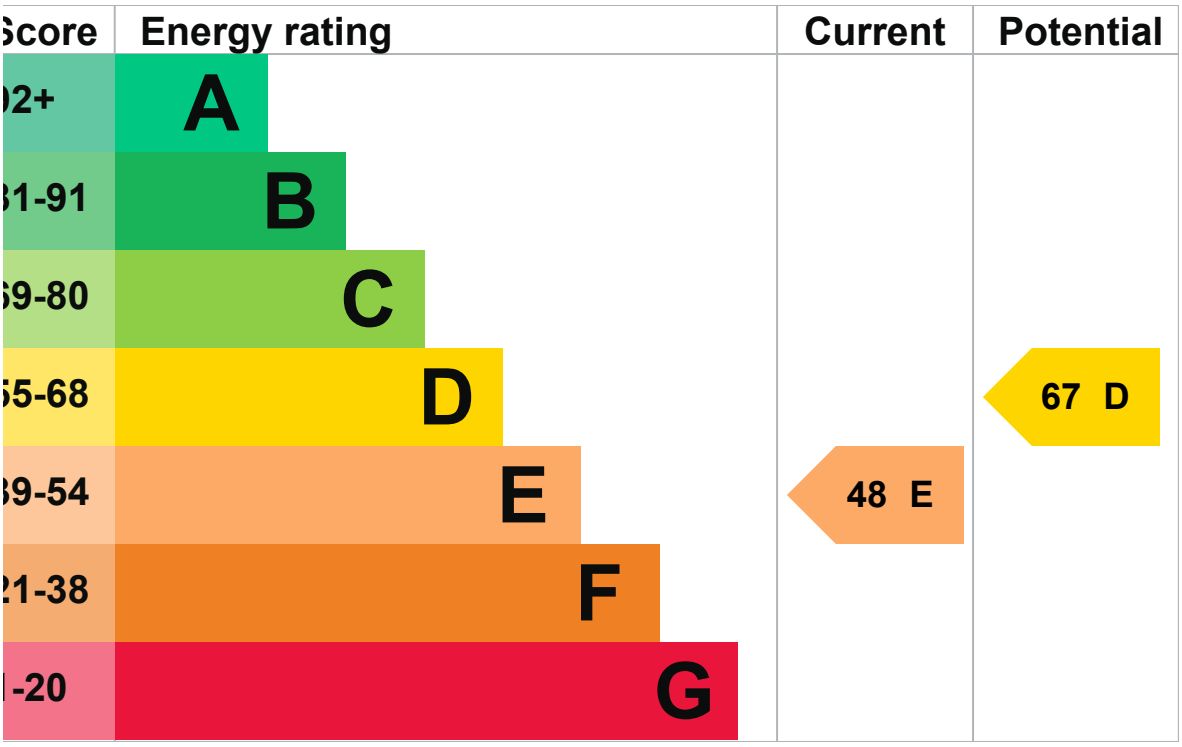
operties can be let if they have an energy rating from A to E.

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

## Energy rating and score

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

e how to improve this property's energy efficiency.




e graph shows this property's current and potential energy rating.

**operties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are ely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

# Breakdown of property's energy performance

## eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well atures work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

| ature | Description | Rating |
|---|---|---|
| all | Cavity wall, as built, no insulation (assumed) | Poor |
| all | Cavity wall, as built, insulated (assumed) | Good |
| oof | Pitched, 300 mm loft insulation | Very good |
| oof | Pitched, insulated (assumed) | Good |
| ndow | Fully double glazed | Average |

| ature | Description | Rating |
|---|---|---|
| ain heating | Boiler and radiators, oil | Poor |
| ain heating control | Programmer, room thermostat and TRVs | Good |
| t water | Electric immersion, off-peak | Average |
| ghting | Good lighting efficiency | Good |
| oor | Solid, no insulation (assumed) | N/A |
| oor | Solid, limited insulation (assumed) | N/A |
| oor | Solid, insulated (assumed) | N/A |
| tightness | (not tested) | N/A |
| condary heating | Room heaters, wood logs | N/A |

## ow and zero carbon energy sources

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

- Biomass secondary heating

## rimary energy use

e primary energy use for this property per year is 220 kilowatt hours per square metre (kWh/m2).

About primary energy use

## dditional information

ditional information about this property:

- Cavity fill is recommended

# mart meters

is property had **a smart meter for electricity** when it was assessed.

art meters help you understand your energy use and how you could save money. They may help you access better energy dea

d out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

# low this affects your energy bills

average household would need to spend **£2,394 per year on heating, hot water and lighting** in this property. These costs ually make up the majority of your energy bills.

u could **save £819 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of ergy for heating, hot water and lighting.

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## eating this property

timated energy needed in this property is:

- 14,469 kWh per year for heating
- 2,780 kWh per year for hot water

# mpact on the environment

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

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

## arbon emissions

| | |
|---|---|
| **n average household produces** | 6 tonnes of CO |
| **his property produces** | 6.0 tonnes of CO |
| **his property's potential production** | 4.5 tonnes of CO |

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use differen nounts of energy.

# teps you could take to save energy

Do I need to follow these steps in order?

## tep 1: Cavity wall insulation

| | |
|---|---|
| ypical installation cost | £900 - £1,5( |
| ypical yearly saving | £27 |
| otential rating after completing step 1 | 55 D |

## tep 2: Floor insulation (solid floor)

| | |
|---|---|
| ypical installation cost | £5,000 - £10,0( |
| ypical yearly saving | £6 |
| otential rating after completing steps and 2 | 57 D |

## tep 3: Condensing boiler (separate from the range cooker)

| | |
|---|---|
| ypical installation cost | £2,200 - £3,5( |
| ypical yearly saving | £47 |
| otential rating after completing steps to 3 | 64 D |

## tep 4: Solar photovoltaic panels, 2.5 kWp

| | |
|---|---|
| ypical installation cost | £8,000 - £10,0( |
| ypical yearly saving | £3( |
| otential rating after completing steps to 4 | 67 D |

## dvice on making energy saving improvements

t detailed recommendations and cost estimates

## elp paying for energy saving improvements

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

Free energy saving improvements: Warm Homes Local Grant (WHLG)
Heat pumps and biomass boilers: Boiler Upgrade Scheme
Help from your energy supplier: Energy Company Obligation

# Who to contact about this certificate

## ontacting the assessor

ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

| | |
|---|---|
| **ssessor's name** | Chandy Rance |
| **elephone** | 07791 320011 |
| **mail** | chandy@deasurvey.com |

## ontacting the accreditation scheme

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

| | |
|---|---|
| **ccreditation scheme** | Elmhurst Energy Systems Ltd |
| **ssessor's ID** | EES/003456 |
| **elephone** | 01455 883 250 |
| **mail** | enquiries@elmhurstenergy.co.uk |

## bout this assessment

| | |
|---|---|
| **ssessor's declaration** | No related party |

| | |
|---|---|
| **ate of assessment** | 21 August 2025 |
| **ate of certificate** | 25 August 2025 |
| **/pe of assessment** | ▶ RdSAP |

# )ther certificates for this property

/ou are aware of previous certificates for this property and they are not listed here, please contact us at nclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

| | |
|---|---|
| **ertificate number** | 9398-3977-7280-1157-0930 (/energy-certificate/9398-3977-7280-1157-0930) |
| **xpired on** | 13 October 2023 |



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