# Energy performance certificate (EPC)

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|---|---|---|---|
| Rivermead<br>Hale Road<br>FORDINGBRIDGE<br>SP6 2AN | Energy rating<br>**F** | Valid until: | **21 August 2035** |
| | | Certificate number: | **2121-2427-0065-1216-3267** |

| | |
|---|---|
| **Property type** | Detached house |
| **Total floor area** | 154 square metres |

## Rules on letting this property

### You may not be able to let this property

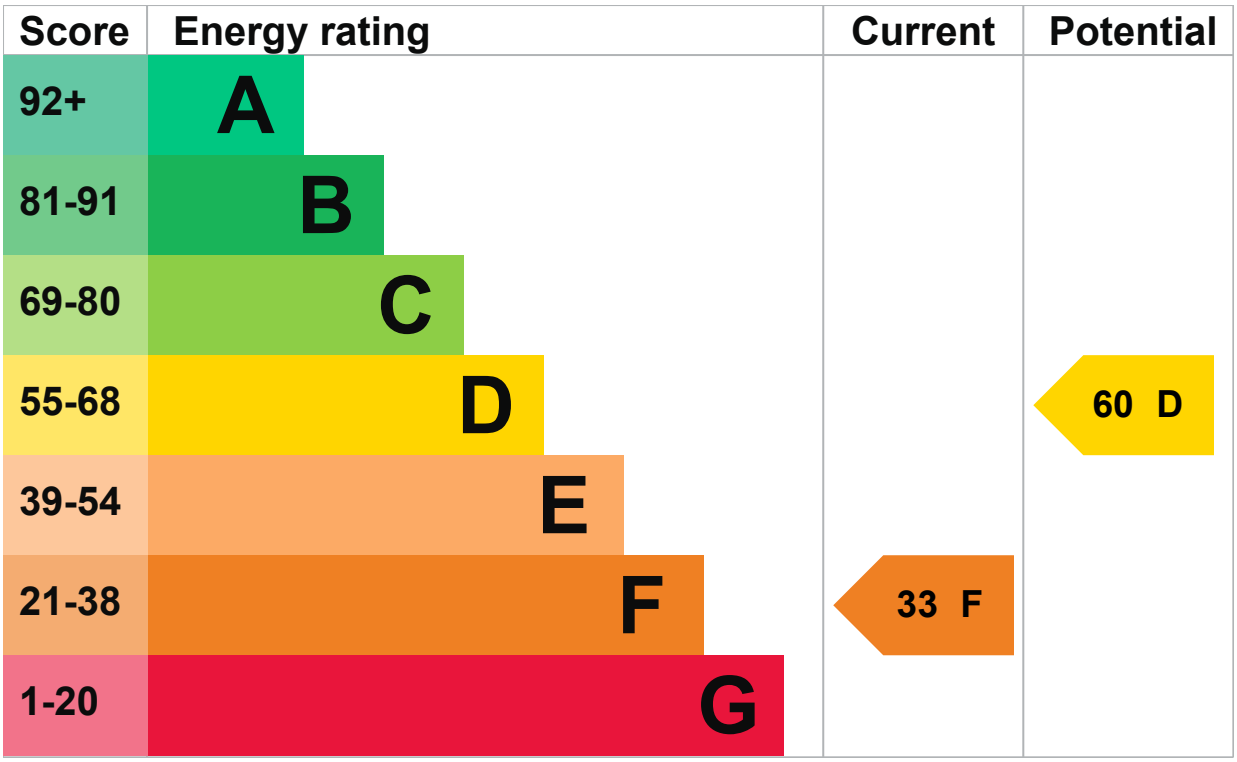
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

## Energy rating and score

This property's energy rating is F. 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, 125 mm loft insulation | Average |
| Roof | Pitched, limited insulation | Very poor |

| Feature | Description | Rating |
|---|---|---|
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, oil | Poor |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system | Poor |
| Lighting | Below average lighting efficiency | Poor |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Air tightness | (not tested) | 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 299 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

## Additional information

Additional information about this property:

- Conservation area
  Conservation area.
- PV recommended
  When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- Cavity fill is recommended

# Smart meters

This property had **no smart meters** when it was assessed.

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

Find out how to get a smart meter (https://www.smartenergygb.org/)

# How this affects your energy bills

An average household would need to spend **£3,170 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 £1,169 per year** if you complete the suggested steps for improving this property's energy rating.

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

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## Heating this property

Estimated energy needed in this property is:

- 23,425 kWh per year for heating
- 3,266 kWh per year for hot water

# Impact on the environment

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

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** | 11.0 tonnes of CO2 |
| **This property's potential production** | 6.2 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.

# Steps you could take to save energy

▶ Do I need to follow these steps in order?

## Step 1: Flat roof or sloping ceiling insulation

| | |
|---|---|
| **Typical installation cost** | £900 - £1,200 |
| **Typical yearly saving** | £67 |
| **Potential rating after completing step 1** | **34 F** |

## Step 2: Cavity wall insulation

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|---|---|
| **Typical installation cost** | £900 - £1,500 |
| **Typical yearly saving** | £374 |
| **Potential rating after completing steps 1 and 2** | **41 E** |

## Step 3: Floor insulation (suspended floor)

| | |
|---|---|
| **Typical installation cost** | £5,000 - £10,000 |
| **Typical yearly saving** | £117 |
| **Potential rating after completing steps 1 to 3** | **43 E** |

## Step 4: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

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|---|---|
| **Typical installation cost** | £220 - £250 |
| **Typical yearly saving** | £123 |

| | |
|---|---|
| **Potential rating after completing steps 1 to 4** | **45 E** |

## Step 5: Replace boiler with new condensing boiler

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|---|---|
| **Typical installation cost** | £2,200 - £3,500 |
| **Typical yearly saving** | £488 |
| **Potential rating after completing steps 1 to 5** | **57 D** |

## Step 6: Solar photovoltaic panels, 2.5 kWp

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|---|---|
| **Typical installation cost** | £8,000 - £10,000 |
| **Typical yearly saving** | £265 |
| **Potential rating after completing steps 1 to 6** | **60 D** |

## Advice on making energy saving improvements

Get detailed recommendations and cost estimates

## Help paying for energy saving improvements

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

- Insulation: Great British Insulation Scheme
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: 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** | Leon Thompson |
| **Telephone** | 07875218760 |
| **Email** | leonjt@ljtsurveying.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** | ECMK |
| **Assessor's ID** | ECMK300610 |
| **Telephone** | 0333 123 1418 |
| **Email** | info@ecmk.co.uk |

## About this assessment

| | |
|---|---|
| **Assessor's declaration** | No related party |
| **Date of assessment** | 22 August 2025 |
| **Date of certificate** | 22 August 2025 |
| **Type of assessment** | ▶ RdSAP |

# Other certificates for this property

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

| | |
|---|---|
| **Certificate number** | 8187-7525-0590-5826-4992 (/energy-certificate/8187-7525-0590-5826-4992) |
| **Expired on** | 18 May 2023 |

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