Energy performance certificate (EPC)

Priory Green Highworth	lhworth /INDON	Valid until:	12 April 2033
SWINDON SN6 7NU		Certificate number:	0942-2200-9907-1765-1304

Property type

Detached house

Total floor area

140 square metres

Rules on letting this property

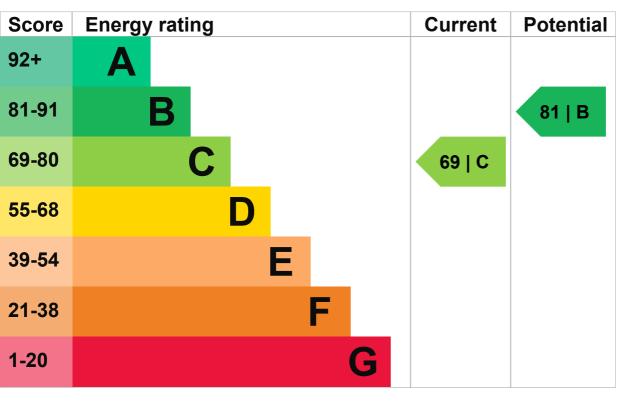
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

This property's current energy rating is C. 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 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor

Feature

• very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Rating

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Wall	Cavity wall, as built, partial insulation (assumed)	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), ceiling insulated	Average
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 198 kilowatt hours per square metre (kWh/m2).

Description

What is primary energy use?

Environmental impact of this property

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

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

	6 tonnes of CO2
This property produces	
	4.9 tonnes of CO2
This property's potential production	
	3.0 tonnes of CO2

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

An average household produces

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy rating	
Do I need to follow these steps in order?	
Step 1: Room-in-roof insulation	
Typical installation cost	
	£1,500 - £2,700
Typical yearly saving	
	£174
Potential rating after completing step 1	
	71 C
Step 2: Floor insulation (solid floor)	
Typical installation cost	
	£4,000 - £6,000
Typical yearly saving	
	£113
Potential rating after completing steps 1 and 2	
	72 C
Step 3: Solar water heating	
Typical installation cost	
	£4,000 - £6,000

Potential rating after completing steps 1 to 3

£115

73 | C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

Typical yearly saving

Typical yearly saving

£688

Potential rating after completing steps 1 to 4

81 | B

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£2393

Potential saving if you complete every step in order

£402

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating Estimated energy used

Space heating 15885 kWh per year

Water heating 2839 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Loft insulation 78 kWh per year

Cavity wall insulation 612 kWh per year

Saving energy in this property

Find ways to save energy in your home.

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 George Harding Telephone 01793 641857 **Email** <u>george@charles-harding.co.uk</u> Accreditation scheme contact details Accreditation scheme Quidos Limited Assessor ID QUID300017 Telephone 01225 667 570 Email <u>info@quidos.co.uk</u> Assessment details Assessor's declaration No related party Date of assessment 13 April 2023

Type of assessment

Date of certificate

13 April 2023

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.