

# Energy performance certificate (EPC)

22 Forty Acres Way Havant PO9 3FP	<b>B</b> Energy rating	Valid until: 18 July 2033	Certificate number: 3737-5033-0000-0601-6296
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Property type: Semi-detached house

Total floor area: 94 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>).

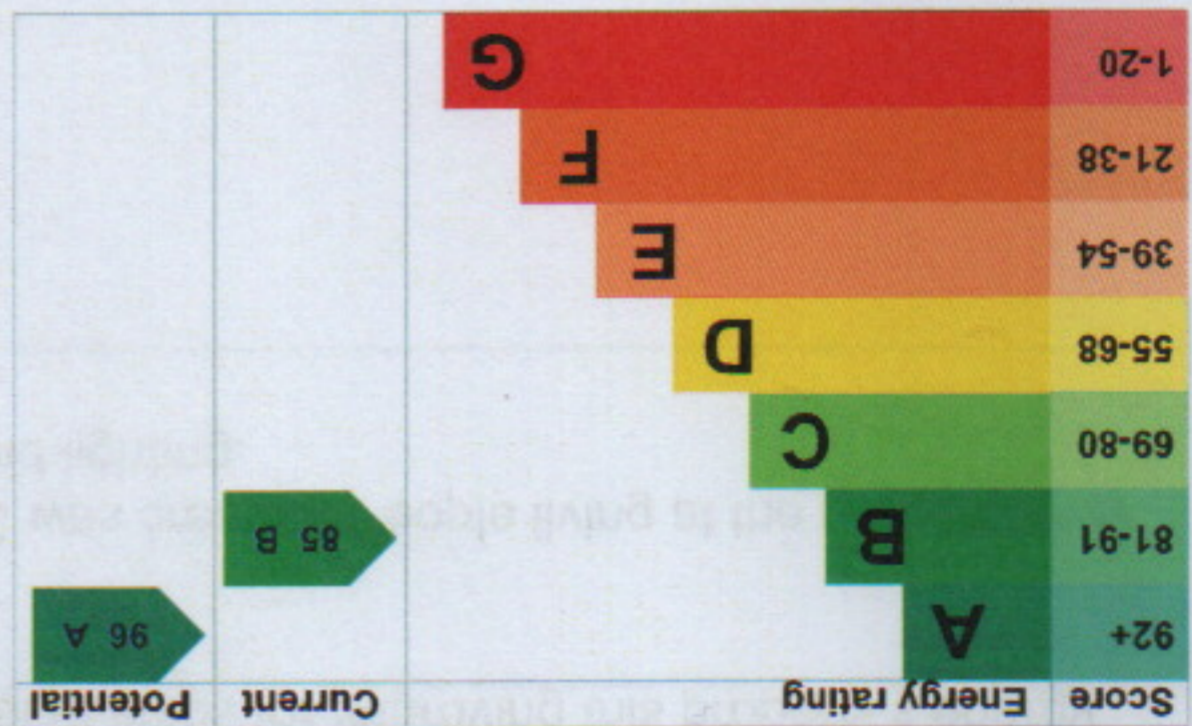
## Energy rating and score

This property's current energy rating is B. It has the potential to be A.

See how to improve this property's energy efficiency.

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
Walls	Average thermal transmittance 0.27 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.18 W/m <sup>2</sup> K	Good
Floor	Average thermal transmittance 0.14 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.8 m <sup>3</sup> /h.m <sup>2</sup> (as tested)	Good
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 71 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## How this affects your energy bills

An average household would need to spend **£719 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 £86 per year** if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2023 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:

- 2,083 kWh per year for heating
- 1,706 kWh per year for hot water

## Impact on the environment

This property produces 1.2 tonnes of CO2

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

This property's potential -0.1 tonnes of CO2 production

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

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

## Carbon emissions

An average household produces 6 tonnes of CO2

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
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1. Solar water heating	£4,000 - £6,000	£86
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2. Solar photovoltaic panels	£3,500 - £5,500	£743
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## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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 [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency).

## 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

Telephone

Email

Ruth Ferguson  
01582 544250  
[efpc@ee-ltd.co.uk](mailto:efpc@ee-ltd.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

Assessor's ID

Telephone

Email

Elmhurst Energy Systems Ltd  
EES/027190  
01455 883 250  
[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

### About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party  
19 July 2023  
19 July 2023  
SAP