Energy performance certificate (EPC) Aldens Lodge Milverton TAUNTON TA4 1NS Property type Detached house Total floor area Total floor area Total floor area Energy rating Valid until: 12 March 2034 Certificate number: 2500-6886-0822-5304-3743

Rules on letting this property



You may not be able to let this property

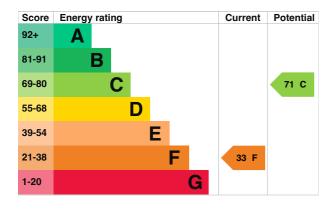
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 C.

<u>See how to improve this property's energy efficiency.</u>



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 |
| Roof | Pitched, 100 mm loft insulation | Average |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Roof | Roof room(s), no insulation (assumed) | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system | Average |
| Lighting | Low energy lighting in 53% of fixed outlets | Good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, dual fuel (mineral and wood) | N/A |

Primary energy use

The primary energy use for this property per year is 263 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £5,381 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 £2,178 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 52,303 kWh per year for heating
- 3,058 kWh per year for hot water

Impact on the environment

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

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 | 21.0 tonnes of CO2 |
|--------------------------------------|--------------------|
| This property's potential production | 9.4 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

| Step | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Room-in-roof insulation | £1,500 - £2,700 | £761 |
| 2. Cavity wall insulation | £500 - £1,500 | £649 |
| 3. Floor insulation (solid floor) | £4,000 - £6,000 | £260 |
| 4. Low energy lighting | £135 | £93 |
| 5. Heating controls (room thermostat) | £350 - £450 | £180 |

| Step | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 6. Condensing boiler | £2,200 - £3,000 | £157 |
| 7. Solar water heating | £4,000 - £6,000 | £78 |
| 8. Solar photovoltaic panels | £3,500 - £5,500 | £593 |
| 9. Wind turbine | £15,000 - £25,000 | £1,111 |

Help 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.

More ways to save energy

Find ways to save energy in your home by visiting 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 | Christopher Pavord |
|-----------------|----------------------------|
| Telephone | 07766334242 |
| Email | chris@greenerlandlords.com |

Contacting the accreditation scheme

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

| Accreditation scheme | Elmhurst Energy Systems Ltd |
|------------------------|--------------------------------|
| Assessor's ID | EES/024885 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |
| About this assessment | |
| Assessor's declaration | No related party |
| Date of assessment | 8 March 2024 |
| Date of certificate | 13 March 2024 |
| | RdSAP |