

Energy performance certificate (EPC)

Telegraph Cottage
Moorhill Road
West End
SOUTHAMPTON
SO30 3AZ

Energy rating

D

Valid until: **28 June 2032**

Certificate number: **0140-2041-2066-2222-2341**

Property type **Detached house**

Total floor area **93 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

[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

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 | Solid brick, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 100 mm loft insulation | 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 | Suspended, no insulation (assumed) | N/A |
| Floor | Suspended, limited insulation (assumed) | 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 278 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£979 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 £343 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 15,273 kWh per year for heating
- 2,213 kWh per year for hot water

Impact on the environment

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

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 4.2 tonnes of CO₂

This property's potential production 1.4 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.

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Internal or external wall insulation | £4,000 - £14,000 | £265 |
| 2. Floor insulation (suspended floor) | £800 - £1,200 | £52 |
| 3. Solar water heating | £4,000 - £6,000 | £26 |
| 4. Solar photovoltaic panels | £3,500 - £5,500 | £375 |

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

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 | Andrea Bailey |
| Telephone | 07794891076 |
| Email | andrea.bailey1980@icloud.com |

Contacting the accreditation scheme

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

| | |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor's ID | STRO033001 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 29 June 2022 |
| Date of certificate | 29 June 2022 |
| Type of assessment | RdSAP |
