

# Energy performance certificate (EPC)

BOULSTON MANOR COTTAGE U6074 HANTON BRIDGE TO HOME FARM BOULSTON HAVERFORDWEST SA62 4AQ	Energy rating	Valid until: <b>18 April 2031</b>
	<b>E</b>	Certificate number: <b>2041-5614-5090-8201-1091</b>

<b>Property type</b>	Semi-detached house
<b>Total floor area</b>	123 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 E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), ceiling insulated	Poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no 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 CO<sub>2</sub>. 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 280 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## Additional information

Additional information about this property:

- Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend **£1,493 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 £816 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 22,656 kWh per year for heating
- 3,136 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	8.1 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	2.5 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> 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: Room-in-roof insulation

Typical installation cost £1,500 - £2,700

Typical yearly saving £284

Potential rating after completing step 1 **51 E**

## Step 2: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £264

Potential rating after completing steps 1 and 2 **62 D**

## Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £52

Potential rating after completing steps 1 to 3 **64 D**

## Step 4: Draught proofing

Typical installation cost £80 - £120

Typical yearly saving £49

Potential rating after completing steps 1 to 4 **66 D**

## Step 5: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £63

Potential rating after completing steps 1 to 5 **69 C**

## Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost £3,300 - £6,500

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**Typical yearly saving**

£103

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**Potential rating after completing steps 1 to 6****73 C**

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## Step 7: Solar photovoltaic panels, 2.5 kWp

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**Typical installation cost**

£3,500 - £5,500

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**Typical yearly saving**

£357

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**Potential rating after completing steps 1 to 7****81 B**

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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](#)

## 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.

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**Assessor's name**

Richard Evans

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**Telephone**

07836 265777

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**Email**[rickyevans@aol.com](mailto:rickyevans@aol.com)

### Contacting the accreditation scheme

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

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**Accreditation scheme**

Quidos Limited

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**Assessor's ID**

QUID202516

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**Telephone**

01225 667 570

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**Email**[info@quidos.co.uk](mailto:info@quidos.co.uk)

### About this assessment

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**Assessor's declaration**

No related party

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**Date of assessment**

19 April 2021

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**Date of certificate**

19 April 2021

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**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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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