

Energy performance certificate (EPC)

68a, Hollybrook Gardens Locks Heath SOUTHAMPTON SO31 6WJ	Energy rating D	Valid until:	26 November 2028
		Certificate number:	8998-6829-5779-9463-5926

Property type	end-terrace house
Total floor area	41 square metres

Rules on letting this property

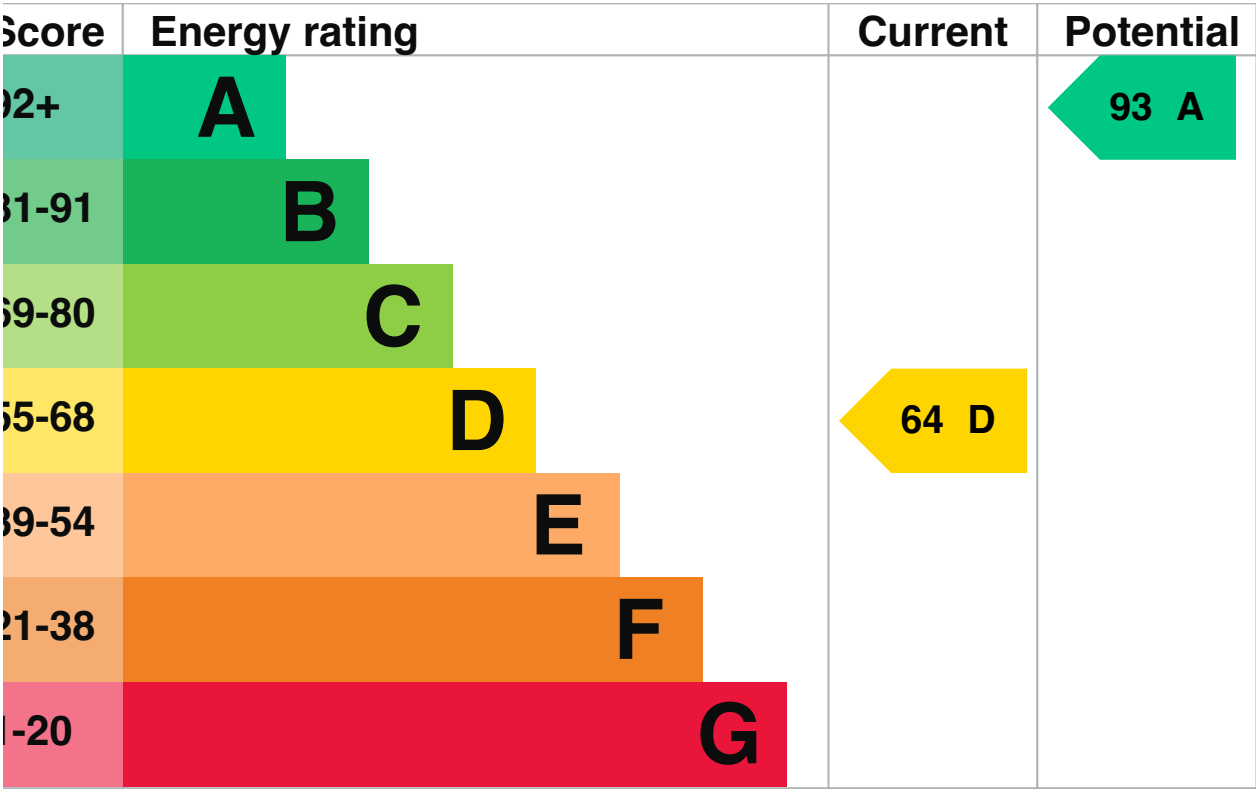
Properties can be let if they have an energy rating from A to E.

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 A.

[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 bill is 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, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average

main heating control	Manual charge control	Poor
hot water	Electric immersion, off-peak	Very poor
lighting	Low energy lighting in all fixed outlets	Very good
floor	Solid, insulated (assumed)	N/A
secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 399 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£594 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 £217 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 3,552 kWh per year for heating
- 1,501 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	2.7 tonnes of CO ₂

this property's potential production	1.0 tonnes of CC
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u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the vironment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use ferent amounts of energy.

Steps you could take to save energy

[Do I need to follow these steps in order?](#)

Step 1: High heat retention storage heaters and dual immersion cylinder and dual rate meter

Typical installation cost	£1,200 - £1,800
Typical yearly saving	£160
Potential rating after completing step	74 C

Step 2: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£50
Potential rating after completing steps 1 and 2	76 C

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£300
Potential rating after completing steps 1 to 3	93 A

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

u may be eligible for help with the cost of improvements:

Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)

Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

Help from your energy supplier: [Energy Company Obligation](#)

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	Nicholas Illman
Telephone	07721522309
Email	nickillman@hotmail.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	STRO010620
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	27 November 2018
Date of certificate	27 November 2018
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 iclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[2358-9975-6279-5348-8094 \(/energy-certificate/2358-9975-6279-5348-8094\)](#)

Expired on

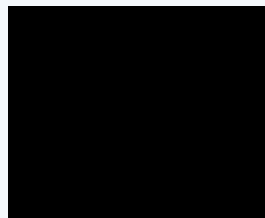
24 November 2018



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