

Energy performance certificate (EPC)

1 Hill View The Quarry Tisbury SALISBURY SP3 6HR	Energy rating G	Valid until: 31 August 2030 Certificate number: 0698-9091-6251-6350-1284
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Property type
Semi-detached house

Total floor area
59 square metres

Rules on letting this property

! You may not be able to let this property

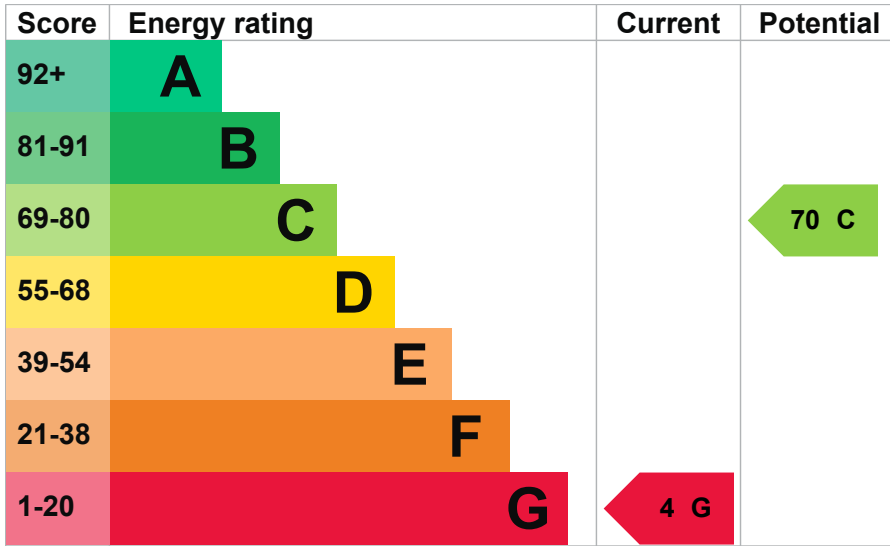
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy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

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is G. It has the potential to be C.

[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

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.

Feature	Description	Rating
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), ceiling insulated	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, electric	Very poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Very poor
Lighting	Low energy lighting in all fixed outlets	Very 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 811 kilowatt hours per square metre (kWh/m2).

[▶ About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£2,878 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 £1,877 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 14,044 kWh per year for heating
- 1,783 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is G. 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. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

8.2 tonnes of CO2

This property's potential production

1.9 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

[▶ 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

£544

Potential rating after completing step 1

15 G

Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£801

Potential rating after completing steps 1 and 2

36 F

Step 3: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£92

Potential rating after completing steps 1 to 3

40 E

Step 4: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£158

Potential rating after completing steps 1 to 4

45 E

Step 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

Typical yearly saving

£234

Potential rating after completing steps 1 to 5**55 D****Step 6: High performance external doors****Typical installation cost**

£1,000

Typical yearly saving

£46

Potential rating after completing steps 1 to 6**57 D****Step 7: Solar photovoltaic panels, 2.5 kWp****Typical installation cost**

£3,500 - £5,500

Typical yearly saving

£353

Potential rating after completing steps 1 to 7**70 C****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.

Assessor's name

Peter Sadler

Telephone

07932162180

Emailps5926@gmail.com**Contacting the accreditation scheme**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0698-9091-6251-6350-1284>

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

STRO015180

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment**Assessor's declaration**

No related party

Date of assessment

1 September 2020

Date of certificate

1 September 2020

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[0968-2850-6935-0121-3191 \(/energy-certificate/0968-2850-6935-0121-3191\)](#)

Expired on

20 July 2019

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

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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