

Energy performance certificate (EPC)

Keepers Cottage Frogham FORDINGBRIDGE SP6 2HP	Energy rating E	Valid until:	14 January 2036
		Certificate number:	2162-1116-1841-4515-2241

Property type	Detached house
Total floor area	81 square metres

Rules on letting this property

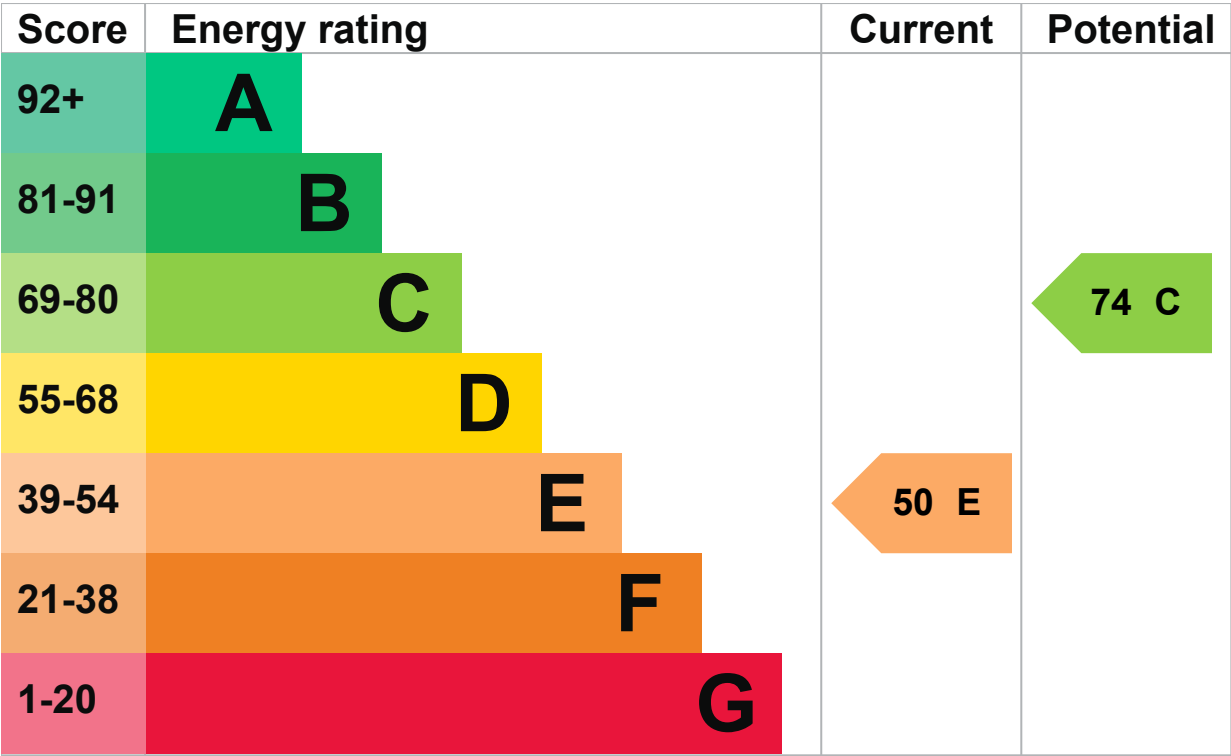
Properties can be let if they have an energy rating from A to E.

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 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.

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	Cob, as built	Average
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Flat, limited insulation	Very poor

Feature	Description	Rating
Roof	Roof room(s), thatched	Good
Window	Some triple glazing	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	Below average lighting efficiency	Average
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 264 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- PV recommended
When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- Conservation area
Conservation area.
- Cavity fill is recommended
- Dwelling has access issues for cavity wall insulation

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,501 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 £565 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2026** 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:

- 11,499 kWh per year for heating
- 3,369 kWh per year for hot water

Impact on the environment

This property’s environmental impact rating is E. 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	5.3 tonnes of CO2
This property’s potential production	3.0 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

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

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost	£900 - £1,200
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Typical yearly saving	£110
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Potential rating after completing step 1	54 E
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Step 2: Cavity wall insulation

Typical installation cost	£900 - £1,500
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Typical yearly saving	£79
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Potential rating after completing steps 1 and 2	57 D
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Step 3: Internal wall insulation

Typical installation cost	£7,500 - £11,000
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Typical yearly saving	£83
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Potential rating after completing steps 1 to 3	60 D
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Step 4: Floor insulation (solid floor)

Typical installation cost	£5,000 - £10,000
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Typical yearly saving	£103
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Potential rating after completing steps 1 to 4	63 D
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Step 5: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£20 - £40
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Typical yearly saving	£38
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Potential rating after completing steps 1 to 5	64 D
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Step 6: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,500
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Typical yearly saving	£71
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Potential rating after completing steps 1 to 6	67 D
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Step 7: Solar water heating

Typical installation cost	£4,000 - £7,000
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Typical yearly saving	£34
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Potential rating after completing steps 1 to 7	68 D
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Step 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£4,500 - £6,000
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Typical yearly saving	£45
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Potential rating after completing steps 1 to 8	70 C
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Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
Typical yearly saving	£232
Potential rating after completing steps 1 to 9	74 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

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

- Insulation: [Great British Insulation Scheme](#)
- 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	Leon Thompson
Telephone	07875218760
Email	leonjt@ljtsurveying.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK300610
Telephone	0333 123 1418

About this assessment

Assessor's declaration

No related party

Date of assessment

13 January 2026

Date of certificate

15 January 2026

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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