

# Energy performance certificate (EPC)

19 Avon Castle Drive RINGWOOD BH24 2BA	Energy rating <b>C</b>	Valid until: <b>17 July 2035</b>
		Certificate number: <b>2108-6232-7393-6865-2116</b>

**Property type**

Detached house

**Total floor area**

678 square metres

## Rules on letting this property

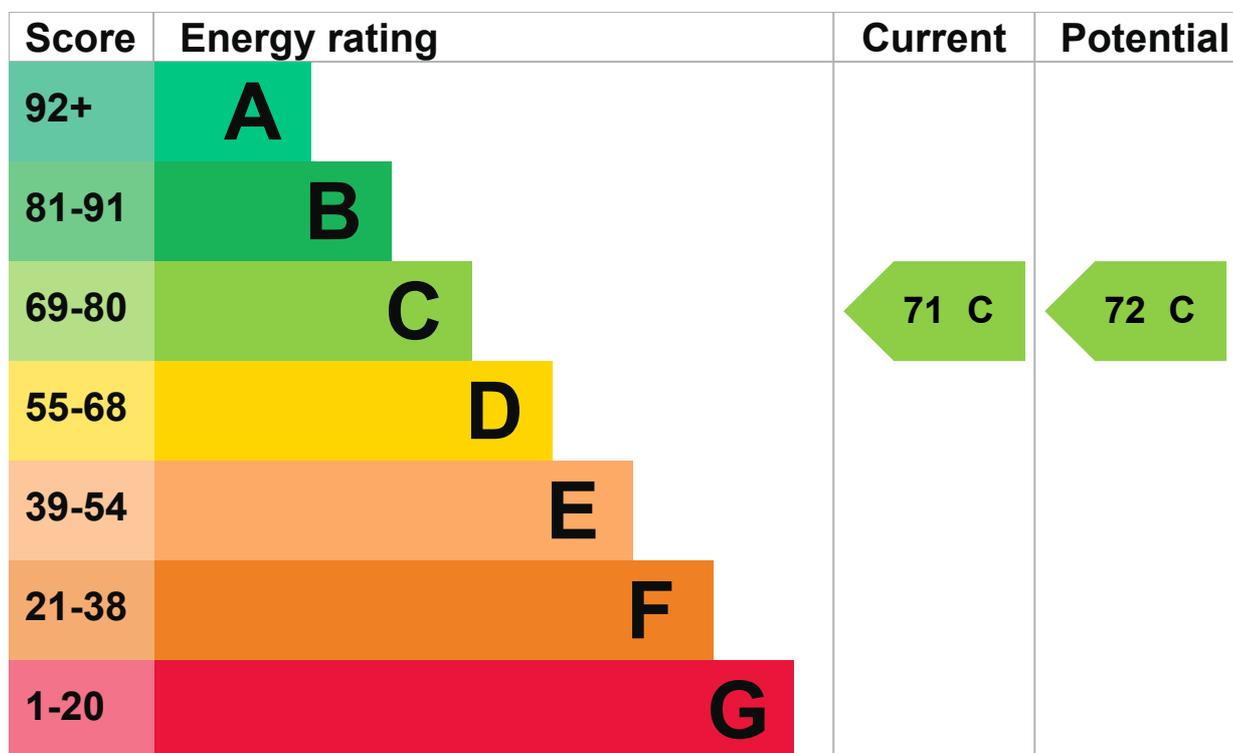
Properties can be let if they have an energy rating from A to E.

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 C. 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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Very good
Roof	Pitched, insulated	Good
Roof	Roof room(s), insulated (assumed)	Good

Feature	Description	Rating
Window	Fully double glazed	Average
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Average
Floor	Suspended, insulated (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, electric	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:

- Solar photovoltaics

## Primary energy use

The primary energy use for this property per year is 113 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## Additional information

Additional information about this property:

- Dwelling has a swimming pool  
The energy assessment for the dwelling does not include energy used to heat the swimming pool.
- PVs or wind turbine present on the property (England, Wales or Scotland)  
The assessment does not include any feed-in tariffs that may be applicable to this property.

## Smart meters

This property had **smart meters for gas and electricity** 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 about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

# How this affects your energy bills

An average household would need to spend **£6,971 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 52,409 kWh per year for heating
- 3,347 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is C. 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>	13.0 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	13.0 tonnes of CO <sub>2</sub>

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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?](#)

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## Step 1: Add PV Battery

Typical installation cost £500 - £5,000

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Typical yearly saving £342

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Potential rating after completing step 1

72 C

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## 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:

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

## 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

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**Telephone** 07875218760

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**Email** [leonjt@ljtsurveying.co.uk](mailto:leonjt@ljtsurveying.co.uk)

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### Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	ECMK
<b>Assessor's ID</b>	ECMK300610
<b>Telephone</b>	0333 123 1418
<b>Email</b>	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	16 June 2025
<b>Date of certificate</b>	18 July 2025
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

## 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).

<b>Certificate number</b>	<a href="/energy-certificate/0858-8041-6331-7542-9980">0858-8041-6331-7542-9980 (/energy-certificate/0858-8041-6331-7542-9980)</a>
<b>Expired on</b>	4 September 2022
<b>Certificate number</b>	<a href="/energy-certificate/8108-1907-3429-2496-8603">8108-1907-3429-2496-8603 (/energy-certificate/8108-1907-3429-2496-8603)</a>
<b>Expired on</b>	9 June 2020
<b>Certificate number</b>	<a href="/energy-certificate/8108-7957-3429-7496-8403">8108-7957-3429-7496-8403 (/energy-certificate/8108-7957-3429-7496-8403)</a>
<b>Expired on</b>	14 April 2020



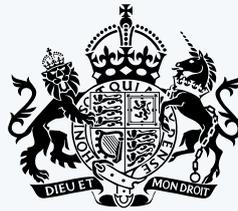
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

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

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

## **OGI**

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