Energy performance certificate (EPC)		
3, Culvers Avenue CARSHALTON SM5 2BN	Energy rating	Valid until: 23 February 2026 Certificate number: 0046-2824-7129-9726-1961
Property type	Semi-detached house	
Total floor area	80 square metres	

## Rules on letting this property

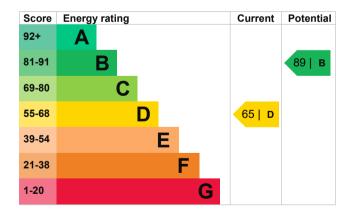
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or 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).

# Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 234 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	3.3 tonnes of CO2
This property's current envi rating is D. It has the poten		This property's potential production	0.8 tonnes of CO2
Properties are rated in a so based on how much carbon produce.	n dioxide (CO2) they	By making the <u>recommend</u> could reduce this property's 2.5 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties. An average household produces	6 tonnes of CO2	Environmental impact ratin assumptions about average energy use. They may not consumed by the people liv	e occupancy and reflect how energy is

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (65) to B (89).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£245
2. Floor insulation (solid floor)	£4,000 - £6,000	£35
3. Solar water heating	£4,000 - £6,000	£34
4. Solar photovoltaic panels	£5,000 - £8,000	£282

#### Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		<u>(https://www.simpleener</u>	<u>gyadvice.org.uk/)</u> .
		Heating use in this	s property
Estimated yearly energy cost for this property	£781	Heating a property us majority of energy cos	
Potential saving	£314	Estimated energy used to heat this property	
		Space heating	10799 kWh per year
The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.		Water heating	1872 kWh per year
The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.		Potential energy savings by installing insulation	
<u>property a energy performance</u> .		Type of insulation	Amount of energy saved
For advice on how to reduce your energy bills visit Simple Energy Advice		Solid wall insulation	5115 kWh per year

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### Assessor contact details

Assessor's name	Mitul Amin
Telephone	07903588982
Email	greenisthenewblackItd@outlook.com

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Quidos Limited QUID205718 01225 667 570

No related party 24 February 2016 24 February 2016 <u>RdSAP</u>

info@guidos.co.uk