# **Energy performance certificate (EPC)**

Villa Santa Maria
Ruxbury Road
CHERTSEY
KT16 9EN

Energy rating
Valid until: 4 November 2034

Certificate number: 7734-8520-7409-0589-3276

Property type	Detached house
Total floor area	715 square metres

### Rules on letting this property

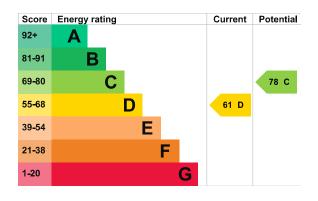
Properties can be let if they have an energy rating from A to E.

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).

## **Energy rating and score**

This property's energy rating is D. 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, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Roof	Pitched, insulated (assumed)	Average
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, no cylinder thermostat	Average
Lighting	Low energy lighting in 31% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

### Primary energy use

The primary energy use for this property per year is 201 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

• Cavity fill is recommended

### How this affects your energy bills

An average household would need to spend £7,718 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 £2,374 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 67,170 kWh per year for heating
- · 6,956 kWh per year for hot water

Impact on t	the env	ironment
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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 30.0 tonnes of CO2

This property's 18.0 tonnes of CO2 potential production

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

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£626
2. Floor insulation (solid floor)	£4,000 <b>-</b> £6,000	£292
3. Increase hot water cylinder insulation	£15 - £30	£118
4. Low energy lighting	£205	£176
5. Hot water cylinder thermostat	£200 - £400	£313

Step	Typical installation cost	Typical yearly saving
6. Condensing boiler	£2,200 - £3,000	£503
7. Replacement glazing units	£1,000 - £1,400	£347
8. Solar photovoltaic panels	£3,500 - £5,500	£459
9. Wind turbine	£15,000 - £25,000	£1,025

#### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting www.gov.uk/improve-energy-efficiency

#### 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	Adam Gagliani-Saunders	
Telephone	02082961613	
Email	queries@londonenergyassessors.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/027129
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Assessor's declaration	No related party
Date of assessment	31 October 2024
Date of certificate	5 November 2024