Energy performance certificate (EPC)

| 11, Hydon Grove CRANLEIGH GU6 8GG | Energy rating | Valid until:18 February 2030Certificate number:0768-3891-7723-2290-614 | 41 | |
|---|---------------|---|----|--|
| Property type Detached house | | | | |
| Total floor area | | 175 square metres | | |
| | | | | |

Rules on letting this property

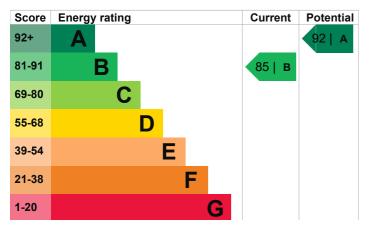
Properties can be rented if they have an energy rating from A to E.

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 B. It has the potential to be A.

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



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 |
|----------------------|--|-----------|
| Walls | Average thermal transmittance 0.24 W/m²K | Very good |
| Roof | Average thermal transmittance 0.08 W/m²K | Very good |
| Floor | Average thermal transmittance 0.14 W/m²K | Very good |
| Windows | High performance glazing | Very good |
| 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 | Low energy lighting in all fixed outlets | Very good |
| Air tightness | Air permeability 4.0 m³/h.m² (as tested) | Good |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 77 kilowatt hours per square metre (kWh/m2).

| Environmental impact of this property | | This property's potential production | 1.1 tonnes of CO2 |
|--|----------|---|-------------------|
| One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions. | | By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.3 tonnes per year. This will help to protect the environment. | |
| An average household 6 tonnes produces | s of CO2 | Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy | |
| This property produces 2.4 tonnes | s of CO2 | is consumed by the peop property. | ole living at the |

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 B (85) to A (92).

| Recommendation | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating | £4,000 - £6,000 | £45 |
| 2. Solar photovoltaic panels | £3,500 - £5,500 | £339 |

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 | | Estimated energy u property | sed to heat this |
|--|------|--------------------------------|---------------------------|
| Estimated yearly energy cost for this | £590 | Space heating | 5825 kWh per year |
| property | | Water heating | 2256 kWh per year |
| Potential saving | £44 | | |
| The estimated cost shows how much the | | Potential energy sa insulation | vings by installing |
| average household would spond in t | | The eccentric hold | find any appartunities to |

average household would spend in thisThe assesproperty for heating, lighting and hot water. Itsave energyis not based on how energy is used by theproperty.people living at the property.property.

The estimated saving is based on making all of the recommendations in <u>how to improve</u> this property's energy performance.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive <u>Renewable Heat</u> <u>Incentive payments</u>

(https://www.gov.uk/domestic-renewable-heat-

incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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 Telephone Email Stephen Smith 01635 261582 testing@southernenergyconsultants.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/007268 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 19 February 2020 19 February 2020 <u>SAP</u>