Energy performance certificate (EPC)		
31 Stoatley Rise HASLEMERE GU27 1AG	Energy rating	Valid until: 21 June 2033
		Certificate number: 2700-5893-0422-0224-3673
Property type	Detached house	
Total floor area		211 square metres

Rules on letting this property

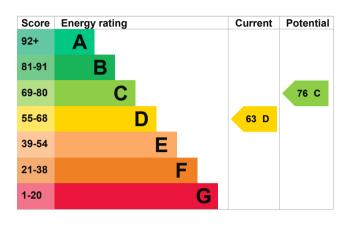
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

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

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



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, filled cavity	Average
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 56% of fixed outlets	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 232 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £4,154 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 £942 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 28,379 kWh per year for heating
- 3,120 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 2,508 kWh per year from loft insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property		This property produces	8.7 tonnes of CO2
This property's current environ rating is E. It has the potential t		This property's potential production	5.7 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about	
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amou of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£290

Step	Typical installation cost	Typical yearly saving
2. Floor insulation (solid floor)	£4,000 - £6,000	£218
3. Low energy lighting	£40	£86
4. Heating controls (TRVs)	£350 - £450	£200
5. Solar water heating	£4,000 - £6,000	£147
6. Solar photovoltaic panels	£3,500 - £5,500	£696

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.

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	Luke Evans
Telephone	01189770690
Email	<u>epc@nichecom.co.uk</u>

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/027406
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 21 June 2023 22 June 2023 RdSAP