Energy performance certificate (EPC)

35, Burnham Drive
WORCESTER PARK
KT4 8SE

Energy rating
C

Certificate number:

Valid until: 12 February 2025

Certificate 9728-8026-6202-7195-5930
number:

Property type Semi-detached house

Total floor area 164 square metres

Rules on letting this property

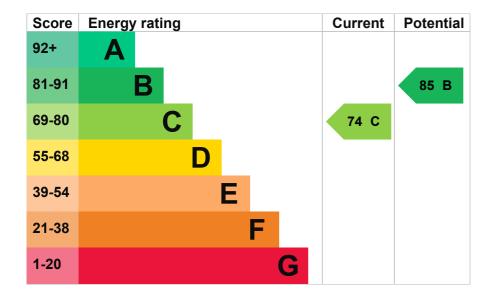
Properties can be let if they have an energy rating from A to E.

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 current energy rating is C. It has the potential to be B.

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, insulated (assumed)	Very good
Wall	Timber frame, as built, insulated (assumed)	Very good
Roof	Pitched, 150 mm loft insulation Good	
Roof	Flat, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas Good	
Main heating control	Time and temperature zone control	
Hot water	From main system Good	
Lighting	Low energy lighting in 81% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 141 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £940 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 £174 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 12,158 kWh per year for heating
- 2,985 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is C. It has the potential to be B.

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 4.1 tonnes of CO2 This property's potential production 2.2 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use	. People living at the property may use different amounts of energy.

▶ <u>Do I need to follow these steps in order?</u>

Step 1: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£120
Potential rating after completing step 1	77 C

Step 2: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£54
Potential rating after completing steps 1 and 2	78 C

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£271
Potential rating after completing steps 1 to 3	85 B

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.

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	Neil Farrell
Telephone	020 8647 9188
Email	nm.farrell@virgin.net

Contacting the accreditation scheme

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

Accreditation scheme	NHER
Assessor's ID	SAVA002426
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Type of assessment	► <u>RdSAP</u>
Date of certificate	13 February 2015
Date of assessment	12 February 2015
Assessor's declaration	No related party

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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number 8980-6521-7200-3987-6906 (/energy-certificate/8980-6521-

7200-3987-6906)

Expired on 5 September 2020

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