# **Energy performance certificate (EPC)**

60, Send Barns Lane Send WOKING GU23 7BS	Energy rating	Valid until:	9 October 2027
		Certificate number:	8533-6020-4079
Property type			
Semi-detached house			
Total floor area			

104 square metres

#### Rules on letting this property

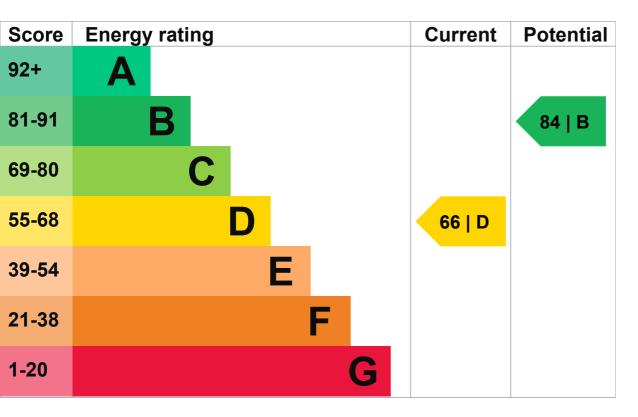
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimumenergy-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.

See how to improve this property's energy performance.



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

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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Flat, no insulation (assumed)	Very poor
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 226 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

#### Environmental impact of this property

This property's current environmental impact rating is D. 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. CO2 harms the environment.

#### This property produces

4.2 tonnes of CO2

#### This property's potential production

1.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Do I need to follow these steps in order?

# Step 1: Increase loft insulation to 270 mm

Typical installation cost	
	£100 - £350
Typical yearly saving	
	£45
Potential rating after completing step 1	
	67   D
Step 2: Cavity wall insulation	
Typical installation cost	
	£500 - £1,500
Typical yearly saving	
	£148
Potential rating after completing steps 1 and 2	
	72   C
Step 3: Floor insulation (solid floor)	
Typical installation cost	
	£4,000 - £6,000
Typical yearly saving	642
	£43
Potential rating after completing steps 1 to 3	
	74   C

# Step 4: Solar water heating

Typical yearly saving	
	£33
Potential rating after completing steps 1 to 4	
	75   C
Step 5: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	
	£5,000 - £8,000
Typical yearly saving	£287
Potential rating after completing steps 1 to 5	
	84   B
Paying for energy improvements	
You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/ap</u> more efficient, low carbon heating system for this property.	<u>ply-boiler-upgrade-scheme)</u> . This will help you buy a
Estimated energy use and potential savings	
Based on average energy costs when this EPC was created:	
Estimated yearly energy cost for this property	
	£913

## Potential saving if you complete every step in order

£270

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.

# Heating use in this property

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

#### Estimated energy used to heat this property

Type of heating	Estimated energy used				
Space heating	13912 kWh per year				
Water heating	2121 kWh per year				
Potential energy savings by installing insulation					
Type of insulation	Amount of energy saved				
Loft insulation	988 kWh per year				
Cavity wall insulation	3260 kWh per year				
Saving energy in this property					

Find ways to save energy in your home.

#### 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

Christopher Wescott

#### Telephone

07557515379 🌙

#### Email

chrisrwescott@gmail.com

# Accreditation scheme contact details

### Accreditation scheme

ECMK

#### Assessor ID

ECMK301704

#### Telephone

0333 123 1418 🌙

# Assessment details

Assessor's declaration

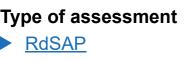
No related party

#### Date of assessment

10 October 2017

#### Date of certificate

10 October 2017



#### 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

9888-3003-6273-4177-0960 (/energy-certificate/9888-3003-6273-4177-0960)

# Valid until

17 July 2023

#### Certificate number

<u>8538-6024-4070-6795-3022 (/energy-certificate/8538-6024-4070-6795-3022)</u>

# Expired on

27 April 2018