## **Energy performance certificate (EPC)**

7, Clayton Mead GODSTONE RH9 8NX Energy rating

D

Valid until: 11 November 2029

Certificate number:

8321-7629-6289-1782-8992

Property type

**Detached house** 

Total floor area

86 square metres

## Rules on letting this property

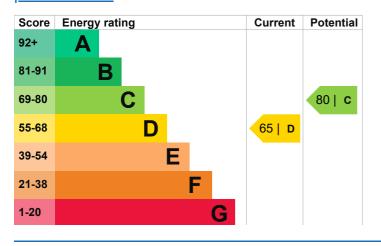
Properties can be let if they have an energy rating from A to E.

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

## **Energy efficiency rating for this property**

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> performance.



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
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
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	Good
Lighting	Low energy lighting in 43% of fixed outlets	Average
Floor	Solid, limited insulation (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

This property produces

The primary energy use for this property per year is 227 kilowatt hours per square metre (kWh/m2).

Environmental	impact of this
property	

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household 6 tonnes of CO2 produces

3.4 tonnes of CO2

This property's	1.8 tonnes of CO2
potential production	

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 1.6 tonnes per year. 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.

### Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (65) to C (80).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£28
2. Low energy lighting	£40	£34
3. Solar water heating	£4,000 - £6,000	£43
4. Replacement glazing units	£1,000 - £1,400	£29
5. Solar photovoltaic panels	£3,500 - £5,500	£325

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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 yearly energy cost for this property	£844
Potential saving	£133

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.

The potential saving shows how much money you could save if you <u>complete each</u> <u>recommended step in order</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<a href="https://www.gov.uk/improve-energy-efficiency">https://www.gov.uk/improve-energy-efficiency</a>).

## 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	8680 kWh per year	
Water heating	2738 kWh per year	
Potential energy savings by installing		

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	239 kWh per year

## 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 Terry Soane
Telephone 01737831238

Email marksoane@btinternet.com

### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO027191 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

#### **Assessment details**

Assessor's declaration

Date of assessment

Date of certificate

No related party
12 November 2019
12 November 2019

Type of assessment RdSAP