Energy performance certificate (EPC)

5, Oaktree Walk
CATERHAM
CR3 5JZ

Energy rating
Certificate number:

Valid until: 23 February 2030

Certificate 0068-2894-7926-2220-2721
number:

Property type Ground-floor flat

Total floor area 53 square metres

Rules on letting this property

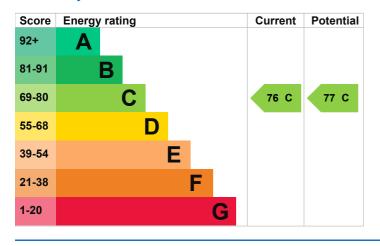
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (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 C.

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	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
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 40% of fixed outlets	Average
Roof	(another dwelling above)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 164 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £423 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 £25 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 3,084 kWh per year for heating
- 1,869 kWh per year for hot water

impact on the environment	This property produces	1.5 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be C.	This property's potential production	1.5 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.

Carbon emissions

An average household 6 tonnes of CO2 produces

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

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

Changes you could make

Step	Typical installation cost	Typical yearly saving
1 Low energy lighting	£30	£26

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 by visiting www.gov.uk/improve-energy-efficiency.

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 Caroline Parkinson

Telephone 07836789248

Email <u>friendandp@hotmail.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 Stroma Certification Ltd

Assessor's ID STRO025547
Telephone 0330 124 9660

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

About this assessment

Assessor's declaration No related party
Date of assessment 24 February 2020
Date of certificate 24 February 2020

Type of assessment RdSAP