## Energy performance certificate (EPC)

13 Searchwood Road WARLINGHAM CR6 9BB	Energy rating	Valid until: Certificate number:	4 January 2033 3620-0199-0566-5001-1793
Property type	Detached house		
Total floor area		107 square m	etres

## Rules on letting this property

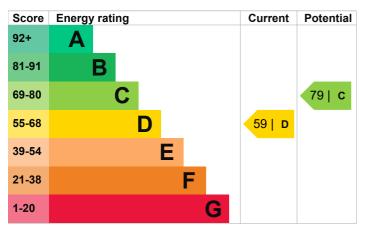
Properties can be let if they have an energy rating from A to E.

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 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> <u>performance.</u>



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, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
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 82% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 262 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impact of this property	S	This property produces	4.9 tonnes of CO2
This property's current environmental ir rating is D. It has the potential to be C.	mpact	This property's potential production	2.4 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.5 tonnes per year. This will help to protect	
Properties with an A rating produce less	s CO2	the environment.	
than G rated properties.		Environmental impact rati assumptions about avera	0
An average household 6 tonnes produces	of CO2	energy use. They may no is consumed by the peopl property.	t reflect how energy

### 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 (59) to C (79).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£215
2. Floor insulation (suspended floor)	£800 - £1,200	£77
3. Solar water heating	£4,000 - £6,000	£28
4. Solar photovoltaic panels	£3,500 - £5,500	£353

#### 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.

# Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1163
Potential saving	£318

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> recommended step in order.

Find ways to save energy in your home.

#### 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	15197 kWh per year
Water heating	2025 kWh per year
Potential energy savings by installing insulation	
Type of insulation	Amount of energy saved
Cavity wall insulation	3804 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 Telephone Email Ross Yellowlees 07944625061 <u>rossyellowlees@hotmail.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Quidos Limited QUID206987 01225 667 570 info@quidos.co.uk

No related party 5 January 2023 5 January 2023 RdSAP