Energy performance certificate (EPC)

139 BUXTON LANE CATERHAM CR3 5HN Energy rating

Valid until: 7 April 2031

Certificate number:

0047-1206-9909-6859-1204

Property type

Mid-terrace house

Total floor area

61 square metres

Rules on letting this property

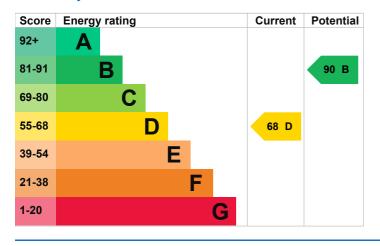
Properties can be let if they have an energy rating from A to E.

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 D. 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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, 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 57% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 240 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £614 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 £193 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 7,587 kWh per year for heating
- 1,876 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 256 kWh per year from loft insulation
- 646 kWh per year from cavity wall insulation
- 939 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property	This property produces	2.6 tonnes of CO2
This property's current environmental impact	This property's potential production	0.6 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

they produce each year. CO2 harms the environment.

emissions by making the suggested changes. This will help to protect the environment.

Carbon emissions

An average household 6 tonnes of CO2 produces

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

£45

You could improve this property's CO2

Changes you could make

rating is D. It has the potential to be B.

Step Typical installation cost Typical yearly saving

1. Flat roof or sloping ceiling insulation £850 - £1,500

Step	Typical installation cost	Typical yearly saving
2. Cavity wall insulation	£500 - £1,500	£29
3. Internal or external wall insulation	£4,000 - £14,000	£43
4. Floor insulation (suspended floor)	£800 - £1,200	£29
5. Low energy lighting	£15	£19
6. Solar water heating	£4,000 - £6,000	£29
7. Solar photovoltaic panels	£3,500 - £5,500	£337

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.

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 Ross Yellowlees Telephone 07944625061

Email <u>rossyellowlees@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

Assessor's ID

CullD206987

Telephone

O1225 667 570

Email

info@guidos.co.uk

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
8 April 2021
8 April 2021
RdSAP