Energy performance certificate (EPC)

25, Larkfield Ewhurst CRANLEIGH GU6 7QU	Energy rating	Valid until: Certificate number:	1 June 2026 0946-2852-7263-9106-5165
Property type Semi-detached house			

Total floor area

82 square metres

Rules on letting this property

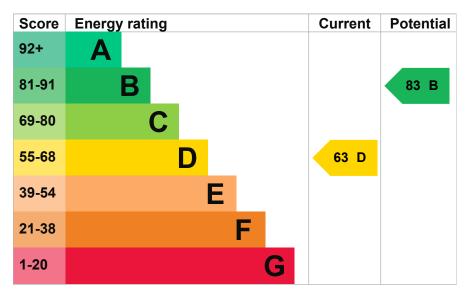
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-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, insulated (assumed)	Good
https://find-energy-certificate.service.gov.uk/energy-certificate/0946-2852-7263-9106-5165		

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Reafure	Diesiosipt200 mm loft insulation	Batidg
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	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 258 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £884 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 £244 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2016 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:

- 7,861 kWh per year for heating
- 2,128 kWh per year for hot water

Impact on the environment

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.

Carbon emissions

This property produces

An average household produces

6 tonnes of CO2

3.7 tonnes of CO2

1.6 tonnes of CO2

This property's potential production

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.

06/10/2023, 13:37 Changes you could make

Do I need to follow these steps in order?

Step 1: Floor insulation (solid floor)	
Typical installation cost	
	£4,000 - £6,000
Typical yearly saving	
	£48
Potential rating after completing step 1	
	65 D
Step 2: Low energy lighting	
Typical installation cost	£70
Typical yearly saving	£45
Potential rating after completing steps 1 and 2	
	67 D
Step 3: Replace boiler with new condensing boiler	
Typical installation cost	
	£2,200 - £3,000
Typical yearly saving	£2,200 - £3,000 £113
Potential rating after completing steps 1 to 3	£113
Potential rating after completing steps 1 to 3 Step 4: Solar water heating	£113 72 C
Potential rating after completing steps 1 to 3 Step 4: Solar water heating	£113
Potential rating after completing steps 1 to 3 Step 4: Solar water heating Typical installation cost	£113 72 C
Typical yearly saving Potential rating after completing steps 1 to 3 Step 4: Solar water heating Typical installation cost Typical yearly saving Potential rating after completing steps 1 to 4	£113 72 C £4,000 - £6,000

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

Typical yearly saving

£284

Potential rating after completing steps 1 to 5

83 B

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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.

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

Gary Ryan

Telephone

01483 60 88 70

Email

gary@energyassessuk.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/002004

Telephone

01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration No related party

Date of assessment

2 June 2016

Date of certificate

Type of assessment

RdSAP

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).

There are no related certificates for this property.

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u> <u>Give feedback (https://forms.office.com/e/hUnC3Xq1T4)</u> <u>Service performance (/service-performance)</u>

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