Energy performance certificate (EPC)

107 Clarkes Avenue WORCESTER PARK KT4 8QB	Energy rating	Valid until:	14 August 2034
		Certificate number:	0986-0287-5054-1405-0004
Property type	E	End-terrace ho	buse
Total floor area	1	105 square me	etres

Rules on letting this property

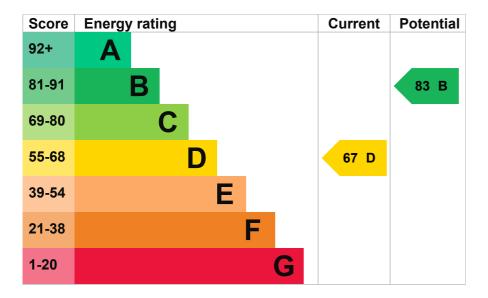
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standardlandlord-guidance).

Energy rating and score

This property's 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.

Description	Rating
Cavity wall, as built, no insulation (assumed)	Poor
Cavity wall, as built, insulated (assumed)	Good
Pitched, 100 mm loft insulation	Average
Flat, insulated (assumed)	Average
Fully double glazed	Average
Boiler and radiators, mains gas	Good
Programmer, room thermostat and TRVs	Good
From main system	Good
Low energy lighting in 47% of fixed outlets	Good
Suspended, no insulation (assumed)	N/A
Solid, limited insulation (assumed)	N/A
None	N/A
	Cavity wall, as built, no insulation (assumed) Cavity wall, as built, insulated (assumed) Pitched, 100 mm loft insulation Flat, insulated (assumed) Flat, insulated (assumed) Fully double glazed Boiler and radiators, mains gas Programmer, room thermostat and TRVs From main system Low energy lighting in 47% of fixed outlets Suspended, no insulation (assumed)

Primary energy use

The primary energy use for this property per year is 198 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £1,941 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 £468 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 11,223 kWh per year for heating
- 2,256 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

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

Do I need to follow these steps in order?

Step 1: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£227
Potential rating after completing step 1	70 C

Step 2: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£80
Potential rating after completing steps 1 and 2	72 C

Step 3: Low energy lighting

Typical installation cost	£45
Typical yearly saving	£71
Potential rating after completing steps 1 to 3	73 C

Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£88
Potential rating after completing steps 1 to 4	74 C

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£671
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

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	Paul Nash
Telephone	07595764542
Email	paul@apertours.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID211063
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	14 August 2024
Date of certificate	15 August 2024
Type of assessment	► <u>RdSAP</u>

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.

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