

Energy performance certificate (EPC)

The Stables Waterbridge Farm Knowle Lane CRANLEIGH GU6 8JW	Energy rating E	Valid until: 16 June 2030 <hr/> Certificate number: 9698-0072-7236-7900-4230
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Property type

Detached house

Total floor area

74 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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	Timber frame, with additional insulation	Good

Feature	Description	Rating
	As built, no insulation (assumed)	Poor
Roof	Roof room(s), insulated	Average
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in 63% of fixed outlets	Good
Floor	Solid, insulated	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 207 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£999 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 £295 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:

- 9,023 kWh per year for heating
- 2,086 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 A.

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 produces

6 tonnes of CO₂

This property produces

3.3 tonnes of CO₂

This property's potential production

-0.6 tonnes of CO₂

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: Room-in-roof insulation**

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£138

Potential rating after completing step 1

53 E**Step 2: Internal or external wall insulation**

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£43

Potential rating after completing steps 1 and 2

55 D**Step 3: Low energy lighting**

Typical installation cost

£35

Typical yearly saving

£18

Potential rating after completing steps 1 to 3

56 D**Step 4: Solar water heating**

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£57

Potential rating after completing steps 1 to 4

59 D**Step 5: Double glazed windows**

Replace single glazed windows with low-E double glazed windows

Typical installation cost

Typical yearly saving

£38

Potential rating after completing steps 1 to 561 D

Step 6: Solar photovoltaic panels, 2.5 kWp**Typical installation cost**

£3,500 - £5,500

Typical yearly saving

£339

Potential rating after completing steps 1 to 672 C

Step 7: Wind turbine**Typical installation cost**

£15,000 - £25,000

Typical yearly saving

£653

Potential rating after completing steps 1 to 795 A

Help paying for energy improvements

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

Jonathan Chick

Telephone

07456 332202

Emailjonnychick@hotmail.com

Contacting the accreditation scheme

<https://find-energy-certificate.service.gov.uk/energy-certificate/9698-0072-7236-7900-4230>

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

STRO033397

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

Assessor's declaration

No related party

Date of assessment

11 June 2020

Date of certificate

17 June 2020

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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