Flat 2 9 Park Road SURBITON KT5 8QA Property type Mid-floor flat Total floor area Energy rating Valid until: 15 December 2034 Certificate number: 0434-6022-8409-0806-5292

Rules on letting this property

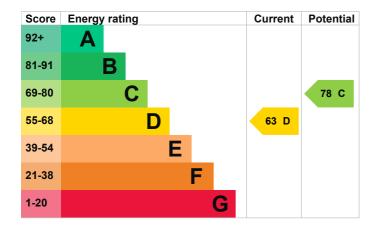
Properties can be let if they have an energy rating from A to E.

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 energy rating is D. It has the potential to be C.

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	Solid brick, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 554 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £689 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 £312 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:

- 1,789 kWh per year for heating
- 817 kWh per year for hot water

Impact on the environment This property produces 1.4 tonnes of CO2 This property's potential 0.9 tonnes of CO2 This property's environmental impact rating is D. It production has the potential to be C. Properties get a rating from A (best) to G (worst) on You could improve this property's CO2 emissions by how much carbon dioxide (CO2) they produce each making the suggested changes. This will help to year.

Carbon emissions

An average household produces

6 tonnes of CO2

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

protect the environment.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£238
2. High heat retention storage heaters	£400 - £600	£74

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

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	Robert Stevens
Telephone	07525017192
Email	robstevens271@hotmail.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/003236
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
About this assessment	No related party
Assessor's declaration	No related party
Assessor's declaration Date of assessment	16 December 2024
Assessor's declaration	. ,