Energy performance certificate (EPC)				
33 Oak Hill	Energy rating	Valid until:	10 February 2032	
SURBITON KT6 6DY	G	Certificate number:	0380-2170-2120-2392- 0351	
Property type		Mid-terrace house		
Total floor area	137 square metres			

# Rules on letting this property

# You may not be able to let this property

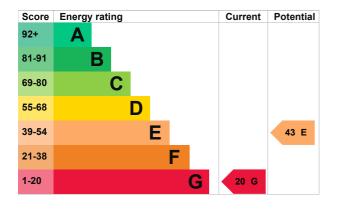
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

# **Energy rating and score**

This property's energy rating is G. It has the potential to be E.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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, filled cavity	Average
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Warm air, Electricaire	Very poor
Main heating control	Programmer and room thermostat	Average
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 55% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 400 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£3,484 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 £1,050 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 14,688 kWh per year for heating
- 2,306 kWh per year for hot water

#### Impact on the environment 9.3 tonnes of CO2 This property produces This property's 5.5 tonnes of CO2 This property's environmental impact rating is potential production F. It has the potential to be E. Properties get a rating from A (best) to G You could improve this property's CO2 (worst) on how much carbon dioxide (CO2) emissions by making the suggested changes. they produce each year. This will help to protect the environment. These ratings are based on assumptions **Carbon emissions** about average occupancy and energy use. People living at the property may use different An average household 6 tonnes of CO2 amounts of energy. produces

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£716
2. Floor insulation (solid floor)	£4,000 - £6,000	£136
3. Solar water heating	£4,000 - £6,000	£199
4. Solar photovoltaic panels	£3,500 - £5,500	£355

### 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.

### More ways to save energy

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

# 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	David Flanagan
Telephone	01189770690
Email	epc@nichecom.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/017205
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

## About this assessment

Assessor's declaration	No related party
Date of assessment	10 February 2022
Date of certificate	11 February 2022
Type of assessment	RdSAP