Energy performance certificate (EPC)

106a Villiers Avenue SURBITON KT5 8BH	Energy rating	Valid until: Certificate number:	3 August 2031 9200-5646-0022-8009-3893	
Property type Top-floor flat				
Total floor area		39 square metres		

Rules on letting this property

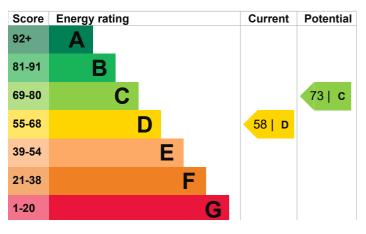
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or 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).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 375 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property's potential production	1.4 tonnes of CO2
One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.2 tonnes per year. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.	
This property produces	2.6 tonnes of CO2		

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (58) to C (73).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£154
2. Internal or external wall insulation	£4,000 - £14,000	£38
3. Heating controls (room thermostat)	£350 - £450	£15

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Estimated energy used to heat this property		
Estimated yearly energy cost for this	£576	Space heating	7105 kWh per year	
Potential saving	£207	Water heating	1526 kWh per year	
The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the		Potential energy s insulation Type of insulation Loft insulation	avings by installing Amount of energy saved 3258 kWh per year	
people living at the property.		Solid wall insulation	807 kWh per year	
The estimated saving is based on making all of the recommendations in <u>how to improve</u> <u>this property's energy performance</u> . For advice on how to reduce your energy bills		You might be able to receive <u>Renewable Heat</u> <u>Incentive payments</u> (<u>https://www.gov.uk/domestic-renewable-heat-</u> <u>incentive</u>). This will help to reduce carbon emissions by replacing your existing heating		
visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>). Heating use in this property		system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.		

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name Telephone Email Martin Colborne 07957 959225 martin@colborne.org

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/006105 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 4 August 2021 4 August 2021 RdSAP