# **Energy performance certificate (EPC)**

52b Station Road West OXTED RH8 9EU	Energy rating	Valid until:	19 April 2033
		Certificate number:	2005-5747-1002-1924-0506

# **Property type**

Mid-floor flat

#### Total floor area

54 square metres

#### Rules on letting this property

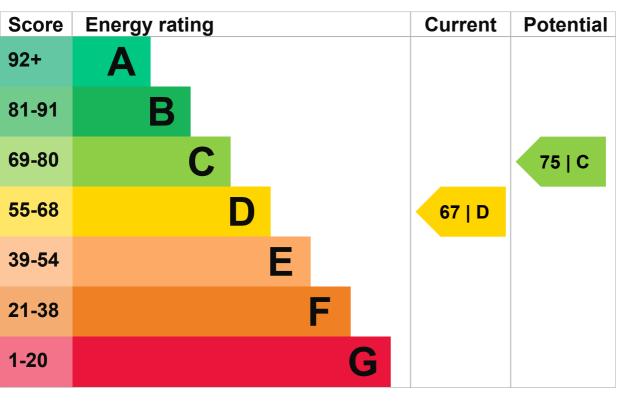
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimumenergy-efficiency-standard-landlord-guidance)</u>.

#### Energy efficiency rating for this property

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

See how to improve this property's energy performance.



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

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
Wall	Timber frame, as built, no insulation (assumed)	Poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

# Primary energy use

The primary energy use for this property per year is 269 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

#### Environmental impact of this property

This property's current 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. CO2 harms the environment.

# An average household produces

6 tonnes of CO2

# This property's potential production

1.7 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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.

Improve this property's energy rating	
Do I need to follow these steps in order?	
Step 1: Internal or external wall insulation	
Typical installation cost	
	£4,000 - £14,000
Typical yearly saving	£296
Potential rating after completing step 1	
	73   C
Step 2: Double glazed windows	
Replace single glazed windows with low-E double glazed windows	
Typical installation cost	£3,300 - £6,500
Typical yearly saving	£78
Potential rating after completing steps 1 and 2	
	75   C
Paying for energy improvements	
You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boile</u> more efficient, low carbon heating system for this property.	<u>r-upgrade-scheme</u> ). This will help you buy a
Estimated energy use and potential savings	
Based on average energy costs when this EPC was created:	
Estimated yearly energy cost for this property	£1311
Potential saving if you complete every step in order	
	22-1

£374

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 people living at the property.

# Heating use in this property

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

## Estimated energy used to heat this property

Type of heating Estimated energy used

Space heating 7909 kWh per year

Water heating 1760 kWh per year

## Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Solid wall insulation 2758 kWh per year

# Saving energy in this property

Find ways to save energy in your home.

#### 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

Kirsty Rix

#### Telephone

02033 978 220

#### **Email**

<u>hello@propcert.co.uk</u>

# Accreditation scheme contact details

#### Accreditation scheme

Quidos Limited

#### Assessor ID

QUID208018

# **Telephone** 01225 667 570

#### **Email**

<u>info@quidos.co.uk</u>

## Assessment details

#### Assessor's declaration

No related party

#### Date of assessment

20 April 2023

### **Date of certificate**

20 April 2023

### 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 <a href="mailto:dluhc.digital-services@levellingup.gov.uk">dluhc.digital-services@levellingup.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

#### Certificate number

8922-7239-0729-3361-9992 (/energy-certificate/8922-7239-0729-3361-9992)

## **Expired on**

18 November 2022