Energy performance certificate (EPC)			
27a Pound Lane EPSOM KT19 8RY	Energy rating	Valid until:	6 July 2033
		Certificate number:	0477-3028-3203-2097-1204
Property type	Т	op-floor maisonette	
Total floor area	55 square metres		

# Rules on letting this property

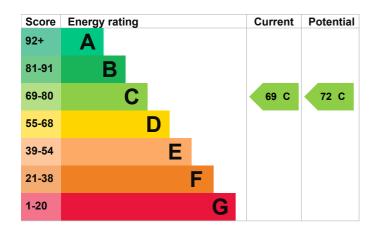
Properties can be let if they have an energy rating from A to E.

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).

### **Energy rating and score**

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

<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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
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 44% of fixed outlets	Average
Floor	(other premises below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 226 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £1,203 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 £155 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 4,997 kWh per year for heating
- 1,778 kWh per year for hot water

### Impact on the environment

Impact on the environment		2.2 tonnes of CO2
impact rating is D. It	This property's potential production	1.9 tonnes of CO2
		,
	average occupancy and ener	gy use. People living at
6 tonnes of CO2	the property may use different amounts of ene	
	impact rating is D. It (best) to G (worst) on 02) they produce each	impact rating is D. ItThis property's potential production(best) to G (worst) on D2) they produce eachYou could improve this proper making the suggested chang protect the environment.These ratings are based on a average occupancy and ener the property may use different

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£25	£44
2. Condensing boiler	£2,200 - £3,000	£111

### 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). 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	James Money	
Telephone	07714 291998	
Email	james@surreyenergyratings.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/019669	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

### About this assessment

Assessor's declaration	No related party
Date of assessment	3 July 2023
Date of certificate	7 July 2023
Type of assessment	RdSAP