| Energy performance certificate (EPC)      |               |                        |                              |
|---|---------------|------------------------|------------------------------|
| Flat 32 Alexander House                   | Energy rating | Valid until:           | 17 July 2029                 |
| 50, Station Road<br>ALDERSHOT<br>GU11 1BG | F             | Certificate<br>number: | 0868-2856-7934-9691-<br>0261 |
| Property type                             |               | Mid-floor flat         |                              |
| Total floor area                          |               | 446 square metres      | 3                            |

# Rules on letting this property

# You may not be able to let this property

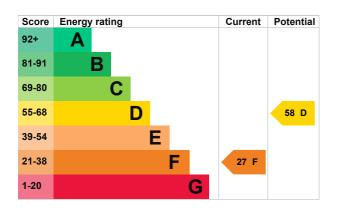
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

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 F. It has the potential to be D.

<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                 | System built, as built, no insulation (assumed) | Very poor |
| Window               | Fully double glazed                             | Good      |
| Main heating         | Room heaters, electric                          | Very poor |
| Main heating control | Appliance thermostats                           | Good      |
| Hot water            | Electric immersion, standard tariff             | Very poor |
| Lighting             | Low energy lighting in 60% of fixed outlets     | 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 304 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

• System build present

# How this affects your energy bills

An average household would need to spend **£7,744 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 £3,251 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 40,364 kWh per year for heating
- 2,250 kWh per year for hot water

| ronment                             | This property produces   | 23.0 tonnes of CO2   |
|-------------------------------------|--|--|
| ntal impact rating is<br>e F.       | This property's potential production                               | 24.0 tonnes of CO2   |
| n A (best) to G<br>on dioxide (CO2) | emissions by making the  | suggested changes.   |
|                                     | about average occupanc   | y and energy use.  |
| 6 tonnes of CO2                     | People living at the property may use diffe amounts of energy.     |  |
|                                     | ntal impact rating is<br>F.<br>m A (best) to G<br>on dioxide (CO2) | Intal impact rating is<br>e F.This property's<br>potential productionm A (best) to G<br>on dioxide (CO2)You could improve this p<br>emissions by making the<br>This will help to protect the<br>These ratings are based<br>about average occupance<br>People living at the properties. |

## Changes you could make

| Step                                   | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. High heat retention storage heaters | £1,200 - £1,800           | £3,252                |

#### 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 | Clifford Willing              |
|-----------------|-------------------------------|
| Telephone       | 07917083752                   |
| Email           | cliff.willing@accentgroup.org |

#### 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/022957                     |
| Telephone            | 01455 883 250                  |
| Email                | enquiries@elmhurstenergy.co.uk |

### About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment     | 16 July 2019     |
| Date of certificate    | 18 July 2019     |
| Type of assessment     | RdSAP            |