# Energy performance certificate (EPC) 17 Hanover Court Haymeads Drive ESHER KT10 9BJ C Valid until: 9 December 2024 Certificate number: 0768-8997-6212-7174-5944 Property type Top-floor flat

61 square metres

# Rules on letting this property

Total floor area

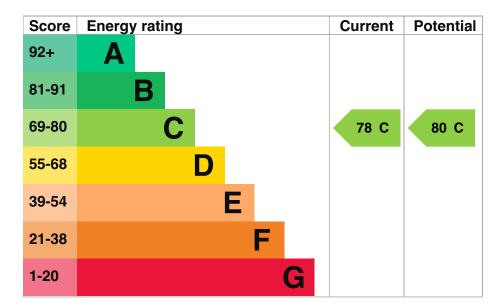
Properties can be let if they have an energy rating from A to E.

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 current energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



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	Timber frame, as built, insulated (assumed)	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, plus solar	Very good
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Solar water heating

#### Primary energy use

The primary energy use for this property per year is 116 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £399 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 £26 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 1,473 kWh per year for heating
- 2,066 kWh per year for hot water

#### More ways to save energy

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

# **Environmental impact of this property**

This property's current environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

#### Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	1.2 tonnes of CO2
This property's potential production	1.1 tonnes of CO2

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

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Changes you could make

£30

£25

# 1. Low energy lighting

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.

## 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

Justyn Tiptaft

Telephone

01932 621406

Email

tiptaft@yahoo.com

### Contacting the accreditation scheme

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

Accreditation scheme Northgate
Assessor's ID NGIS802660
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration

No related party

Date of assessment

6 December 2014

Date of certificate

10 December 2014

Type of assessment RdSAP