Energy performance certificate (EPC)			
Flat 1 Marigold Court 86 Brookfield Drive	Energy rating	Valid until:	12 December 2034
HORLEY RH6 9NX		Certificate number:	2060-9012-9040-0893-7695
Property type	C	Ground-floor flat	
Total floor area	75 square metres		

# Rules on letting this property

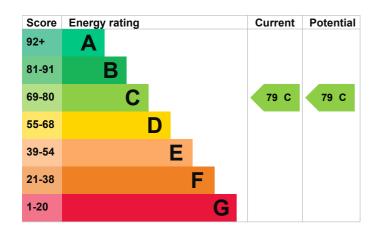
Properties can be let if they have an energy rating from A to E.

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	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Air source heat pump, radiators, electric	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	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:

• Air source heat pump

#### Primary energy use

The primary energy use for this property per year is 127 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

• Single electricity meter selected but there is also an electricity meter for an off-peak tariff The assessment has been done on the basis of the standard domestic electricity tariff. However some heating or hot water appliances may be on an off-peak tariff.

# How this affects your energy bills

An average household would need to spend **£847 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 2,423 kWh per year for heating
- 2,284 kWh per year for hot water

Impact on the enviro	nment	This property produces	1.6 tonnes of CO2	
This property's environmental impact rating is B. It has the potential to be B.		This property's potential production	1.6 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on a average occupancy and energies	rgy use. People living at	
An average household produces	6 tonnes of CO2	the property may use different amounts of energy		

## Steps you could take to save energy

The assessor did not make any recommendations for this property.

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (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	Lisa Scott
Telephone	07766 501801
Email	lisa.jemima@gmail.com

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited	
Assessor's ID	QUID211525	
Telephone	01225 667 570	
Email	info@quidos.co.uk	

### About this assessment

Assessor's declaration	No related party
Date of assessment	13 December 2024
Date of certificate	13 December 2024
Type of assessment	RdSAP