

Energy performance certificate (EPC)

Flat 1
Rivers Gate House
Knowle Lane
Cranleigh
GU6 8RD

Energy rating

B

Valid until: **19 October 2032**

Certificate number: **0432-9630-9009-0540-4226**

Property type

Ground-floor flat

Total floor area

51 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 efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

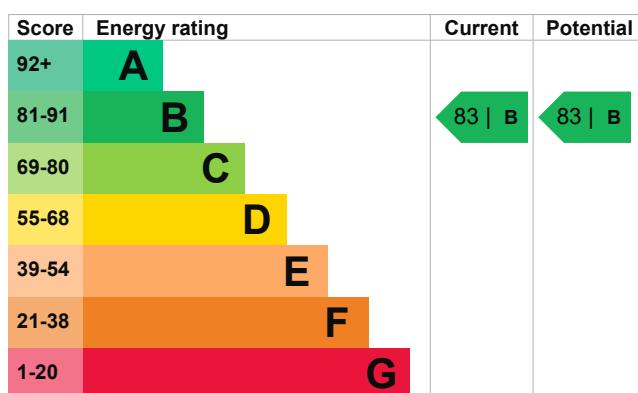
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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
Walls	Average thermal transmittance 0.26 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 6.3 m ³ /h.m ² (as tested)	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 100 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

This property produces 0.9 tonnes of CO2

This property's potential production 0.9 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.0 tonnes per year. 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 performance

The assessor did not make any recommendations for this property.

[Simple Energy Advice has guidance on improving a property's energy use.](#)
(<https://www.simpleenergyadvice.org.uk/>)

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#) (<https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022>). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home](#) (<https://www.gov.uk/improve-energy-efficiency>).

Estimated energy use and potential savings

(<https://www.gov.uk/improve-energy-efficiency>).

Estimated yearly energy cost for this property	£287
Potential saving	£0

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.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#)

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	1688 kWh per year
Water heating	1373 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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	Paul Harrison
Telephone	07904 399696
Email	paulharrison@epc.limited

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020791
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	20 October 2022
Date of certificate	20 October 2022
Type of assessment	SAP
