

# Energy performance certificate (EPC)

1 Green Lane  
Lower Kingswood  
TADWORTH  
KT20 6TB

Energy rating

**E**

Valid until:

**3 April 2032**

Certificate number: **8620-2177-0475-5007-1273**

Property type

Detached bungalow

Total floor area

112 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) (<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 E. It has the potential to be C.

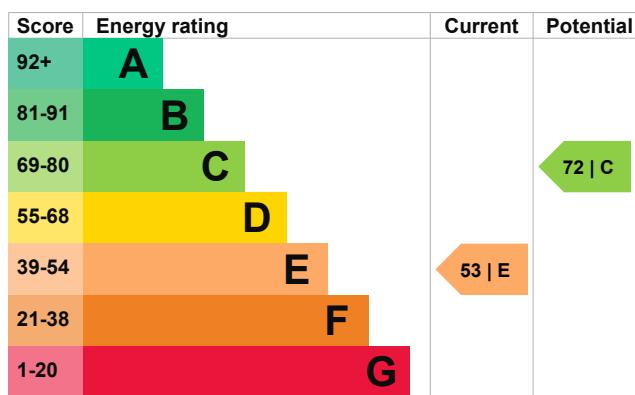
[See how to improve this property's energy performance.](#)

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

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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, limited insulation (assumed)	Very poor
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, no cylinder thermostat	Average
Lighting	Low energy lighting in 91% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 342 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## Additional information

Additional information about this property:

- Cavity fill is recommended

## Environmental impact of this property

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

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

An average household produces 6 tonnes of CO2

This property produces 6.8 tonnes of CO2

This property's potential production 4.0 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. 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 rating

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£110
2. Floor insulation (solid floor)	£4,000 - £6,000	£70
3. Hot water cylinder thermostat	£200 - £400	£74
4. Solar water heating	£4,000 - £6,000	£48
5. Solar photovoltaic panels	£3,500 - £5,500	£351

## 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) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). This will help you buy a more efficient, low carbon heating system for this property.

## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1330
Potential saving if you complete every step in order	£302

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.

### 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	19714 kWh per year
Water heating	3628 kWh per year
Potential energy savings by installing insulation	
Type of insulation	Amount of energy saved
Loft insulation	6020 kWh per year
Cavity wall insulation	2598 kWh per year

### Saving energy in this property

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency).

## 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	Luke Nash
Telephone	07598773947
Email	<a href="mailto:luke@apertours.co.uk">luke@apertours.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID208205
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	25 March 2022
Date of certificate	4 April 2022
Type of assessment	<a href="#">RdSAP</a>

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