Energy performance certificate (EPC)

Flat 9 Claremont Place Church Road Claygate ESHER KT10 0JD	Energy rating **C**	Valid until:	**30 April 2028**
		Certificate number:	**0798-6077-7205-5378-7954**

roperty type	Top-floor flat
otal floor area	89 square metres

Rules on letting this property

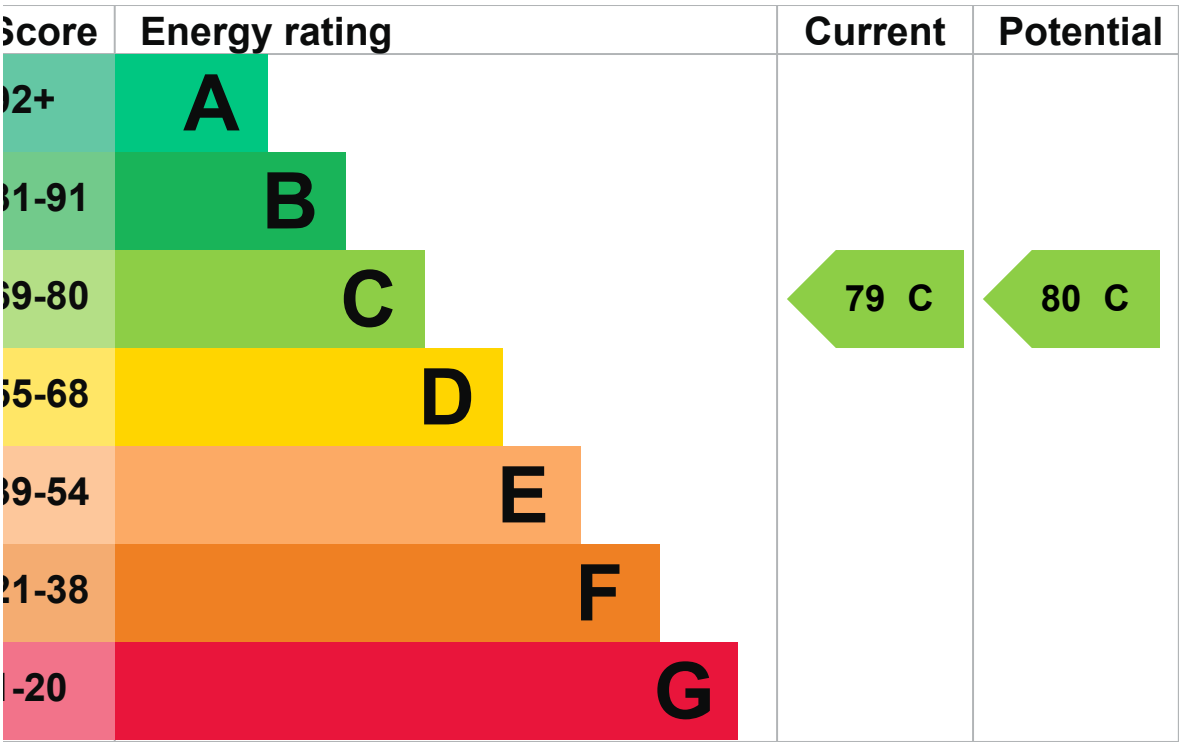
operties can be let if they have an energy rating from A to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-inimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

is property's energy rating is C. It has the potential to be C.

e how to improve this property's energy efficiency.



e graph shows this property's current and potential energy rating.

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are ely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well atures work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
all	Timber frame, as built, insulated (assumed)	Good
oof	Pitched, insulated at rafters	Good
ndow	Fully double glazed	Good
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer and at least two room thermostats	Good

ature	Description	Rating
ıt water	From main system	Good
ghting	Low energy lighting in 20% of fixed outlets	Poor
oor	(another dwelling below)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 119 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

average household would need to spend **£493 per year on heating, hot water and lighting** in this property. These costs usua ake up the majority of your energy bills.

u could **save £50 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of ergy for heating, hot water and lighting.

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eating this property

timated energy needed in this property is:

- 2,825 kWh per year for heating
- 2,625 kWh per year for hot water

mpact on the environment

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

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

arbon emissions

n average household produces	6 tonnes of CO
his property produces	1.9 tonnes of CO

his property's potential production	1.7 tonnes of CO

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

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use differen
ounts of energy.

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Low energy lighting

ypical installation cost	£8
ypical yearly saving	£5
otential rating after completing step 1	80 C

dvice on making energy saving improvements

t detailed recommendations and cost estimates

elp paying for energy saving improvements

u may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: Boiler Upgrade Scheme

Who to contact about this certificate

ontacting the assessor

ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Ross Prideaux
elephone	01483774000
mail	rosspx123@gmail.com

ontacting the accreditation scheme

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

ccreditation scheme	Stroma Certification Ltd

ssessor's ID	STRO025967
elephone	0330 124 9660
mail	certification@stroma.com

bout this assessment

ssessor's declaration	No related party
ate of assessment	1 May 2018
ate of certificate	1 May 2018
ype of assessment	▶ RdSAP

)ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at nclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ere are no related certificates for this property.

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