

Energy performance certificate (EPC)

2 Clevedon Road KINGSTON UPON THAMES KT1 3AD	Energy rating F	Valid until: 12 June 2033 <hr/> Certificate number: 9475-3027-7206-8027-6200
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Property type Semi-detached house

Total floor area 116 square metres

Rules on letting this property



You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Room heaters, mains gas	Average
Main heating control	Appliance thermostats	Good
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in 17% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 470 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£4,776 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 £2,893 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 19,423 kWh per year for heating
- 1,685 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 3,526 kWh per year from loft insulation
- 5,417 kWh per year from solid wall insulation

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 produces 9.5 tonnes of CO₂

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

This property's potential production 2.8 tonnes of CO₂

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

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

Carbon emissions

An average household produces 6 tonnes of CO₂

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

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£1,098
2. Floor insulation (suspended floor)	£800 - £1,200	£200
3. Draught proofing	£80 - £120	£55
4. Low energy lighting	£50	£107
5. Condensing boiler	£3,000 - £7,000	£1,190
6. Solar water heating	£4,000 - £6,000	£84
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£160
8. Solar photovoltaic panels	£3,500 - £5,500	£670

Help 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.

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	Martin Colborne
Telephone	07957 959225
Email	martin@colborne.org

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/006105
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	13 June 2023
Date of certificate	13 June 2023
Type of assessment	RdSAP