Energy performance certificate (EPC)

20 Chanctonbury Gardens SUTTON SM2 6RG	Energy rating	Valid until:	17 April 2034
		Certificate number:	9301-1074-3852-0094- 7102
Property type	operty type Mid-floor flat		
Total floor area	48 square metres		

Rules on letting this property

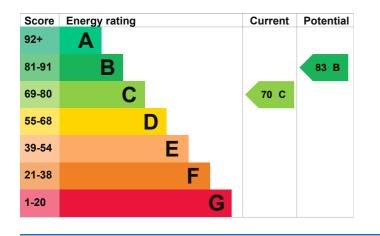
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standardlandlord-guidance).

Energy rating and score

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

See how to improve this property's energy efficiency.



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, no insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 295 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £1,192 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 £643 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:

- 2,346 kWh per year for heating
- 2,026 kWh per year for hot water

Impact on the env	ironment	This property produces	2.4 tonnes of CO2
This property's environments of the second s		This property's potential production	1.8 tonnes of CO2
Properties get a rating fro (worst) on how much car they produce each year. Carbon emissions	``	You could improve this emissions by making th changes. This will help environment.	he suggested
An average household produces	6 tonnes of CO2	These ratings are base about average occupa People living at the pro different amounts of en	ncy and energy use. operty may use

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£147
2. Increase hot water cylinder insulation	£15 - £30	£103
3. High heat retention storage heaters	£1,200 - £1,800	£393

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting 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	Paul Nash
Telephone	07595764542
Email	paul@apertours.co.uk

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	QUID211063
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	17 April 2024
Date of certificate	18 April 2024
Type of assessment	RdSAP