Energy performance certificate (EPC)

	Energy rating	Valid until:	15 April 2034
375a Hook Road CHESSINGTON KT9 1EL	D	Certificate number:	0320-2416-5340-2094- 7751

Property type	Mid-floor flat
Total floor area	55 square metres

Rules on letting this property

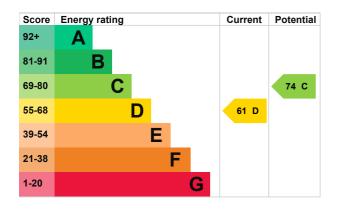
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

<u>See how to improve this property's energy efficiency.</u>



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, filled cavity	Average	
Window	Single glazed	Very poor	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer, no room thermostat	Very poor	
Hot water	From main system, no cylinder thermostat	Average	
Lighting	No low energy lighting	Very poor	
Roof	(another dwelling above)	N/A	
Floor	(other premises below)	N/A	
Secondary heating	None	N/A	

Primary energy use

The primary energy use for this property per year is 305 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,239 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 £457 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:

- 5,242 kWh per year for heating
- 3,532 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces 3.0 tonnes of CO2

This property's 1.8 tonnes of CO2

potential production

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

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. Increase hot water cylinder insulation	£15 - £30	£39
2. Low energy lighting	£30	£69
3. Hot water cylinder thermostat	£200 - £400	£41
4. Heating controls (room thermostat and TRVs)	£350 - £450	£142
5. Condensing boiler	£2,200 - £3,000	£91
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£74

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	Robert Stevens
Telephone	07525017192
Email	robstevens271@hotmail.com

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/003236	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	16 April 2024	
Date of certificate	16 April 2024	
Type of assessment	<u>RdSAP</u>	