# Energy performance certificate (EPC) 10 Downs Drive GUILDFORD GU1 2WH Energy rating C Valid until: 7 February 2034 Certificate 0484-3034-1202-2704-7204 Property type Detached house Total floor area 293 square metres

## Rules on letting this property

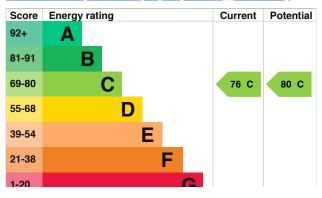
Properties can be let if they have an energy rating from A to E.

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).

# **Energy rating and score**

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

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

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# 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, insulated (assumed)  | Very good |
| Roof                 | Pitched, 400+ mm loft insulation            | Very good |
| Roof                 | Pitched, insulated (assumed)                | Good      |
| Roof                 | Roof room(s), insulated (assumed)           | Very good |
| Window               | Fully double glazed                         | Good      |
| Main heating         | Boiler and underfloor heating, mains gas    | Good      |
| Main heating control | Time and temperature zone control           | Very good |
| Hot water            | From main system                            | Good      |
| Lighting             | Low energy lighting in 96% of fixed outlets | Very good |
| Floor                | Solid, insulated (assumed)                  | N/A       |
| Floor                | To unheated space, insulated (assumed)      | N/A       |
| Secondary heating    | Room heaters, mains gas                     | N/A       |

### Primary energy use

The primary energy use for this property per year is 128 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £2,552 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 £0 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:

- 17,206 kWh per year for heating
- 2,590 kWh per year for hot water

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6 tonnes of CO2

# Impact on the environment

This property's environmental impact rating is C. 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.

| produces                             |                   |
|--------------------------------------|-------------------|
| This property produces               | 6.6 tonnes of CO2 |
| This property's potential production | 5.6 tonnes of CO2 |

An average household

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.

## **Carbon emissions**

# Changes you could make

| Step                      | Typical installation cost | Typical yearly saving |
|---------------------------|---------------------------|-----------------------|
| Solar photovoltaic panels | £3,500 - £5,500           | £572                  |

# 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

Type of assessment

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

| Assessor's name | Mark Aindow               |
|-----------------|---------------------------|
| Telephone       | +447804452858             |
| Email           | mark.aindow2@ntlworld.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/020740                     |  |
| Telephone              | 01455 883 250                  |  |
| Email                  | enquiries@elmhurstenergy.co.uk |  |
| About this assessment  |                                |  |
| Assessor's declaration | No related party               |  |
| Date of assessment     | 8 February 2024                |  |
| Date of certificate    | 8 February 2024                |  |

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