Energy performance certificate (EPC) 79 Dapperling Road CURBRIDGE SO30 2YB Energy rating Valid until: 24 June 2034 Certificate number: 2556-3039-3306-1664-3204 Property type Semi-detached house Total floor area 65 square metres

Rules on letting this property

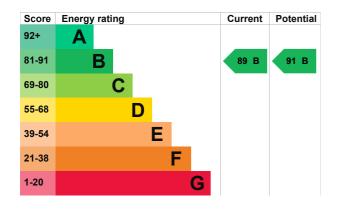
Properties can be let if they have an energy rating from A to E.

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-quidance).

Energy rating and score

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

<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	
Walls	Average thermal transmittance 0.25 W/m²K	Very good	
Roof	Average thermal transmittance 0.11 W/m²K	Very good	
Floor	Average thermal transmittance 0.15 W/m²K	Very good	
Windows	High performance glazing	Very good	
Main heating	Boiler and radiators, mains gas Goo		
Main heating control	Time and temperature zone control Very g		
Hot water	From main system, waste water heat recovery	Very good	
Lighting	Low energy lighting in all fixed outlets Very		
Air tightness	Air permeability 4.3 m³/h.m² (as tested)	Good	
Secondary heating	None N/A		

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 37 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £431 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 £46 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:

- 1,188 kWh per year for heating
- 1,492 kWh per year for hot water

Impact on the environment	Impact	on	the	envir	onm	ent
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This property's environmental impact rating is A. It has the potential to be A.

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 0.4 tonnes of CO2
This property's 0.3 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.

Steps you could take to save energy

StepTypical installation costTypical yearly saving1. Solar water heating£4,000 - £6,000£46

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	's name Patrick McGuigan	
Telephone	01904 432 325	
Email	technical@jspsustainability.co.uk	

Contacting the accreditation scheme

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

Elmhurst Energy Systems Ltd	
EES/027210	
01455 883 250	
enquiries@elmhurstenergy.co.uk	
No related party	
25 June 2024	
25 June 2024	
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