Energy performance certificate (EPC) Aston House Blackheath GUILDFORD GU4 8RD Property type Detached house Total floor area Total floor area Energy rating Valid until: 16 May 2033 Certificate number: 0060-2792-0750-2597-2081 Detached house

Rules on letting this property



You may not be able to let this property

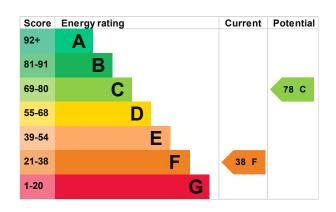
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The <u>recommendations</u> <u>section</u> 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.

<u>See how to improve this property's energy</u> 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 84% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	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:

Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 228 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

This property's current environmental impact rating is F. 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. CO2 harms the environment.

An average household produces	6 tonnes of CO2
This property produces	20.0 tonnes of CO2
This property's potential production	7.0 tonnes of CO2

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

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£72
2. Room-in-roof insulation	£1,500 - £2,700	£196
3. Internal or external wall insulation	£4,000 - £14,000	£1,129
4. Floor insulation (solid floor)	£4,000 - £6,000	£169
5. Draught proofing	£80 - £120	£27
6. Solar water heating	£4,000 - £6,000	£53
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£121
8. Solar photovoltaic panels	£3,500 - £5,500	£375
9. Wind turbine	£15,000 - £25,000	£730

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£3608
Potential saving if you complete every step in order	£1767

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the

majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	62177 kWh per year
Water heating	3093 kWh per year
Potential energy savings by installing insulation	

Type of insulation	Amount of energy saved
Loft insulation	1389 kWh per year
Solid wall insulation	21175 kWh per year
Saving onergy in	this proporty

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Paul Whitney	
Telephone	07889136463	
Email	info@inviso.org.uk	
Accreditation scheme contact deta	ails	
Accreditation scheme	Stroma Certification Ltd	
Assessor ID	STRO023619	
Telephone	0330 124 9660	
Email	certification@stroma.com	
Assessment details		
Assessor's declaration	No related party	
Date of assessment	12 May 2023	
Date of certificate	17 May 2023	
Type of assessment	RdSAP	