Energy performance certificate (EPC)

The Garden House Links Road Bramley GUILDFORD GU5 0AL	Energy rating **D**	Valid until:	**17 March 2032**
		Certificate number:	**9338-1021-4267-9452-6204**

Property type

Detached house

Total floor area

238 square metres

Rules on letting this property

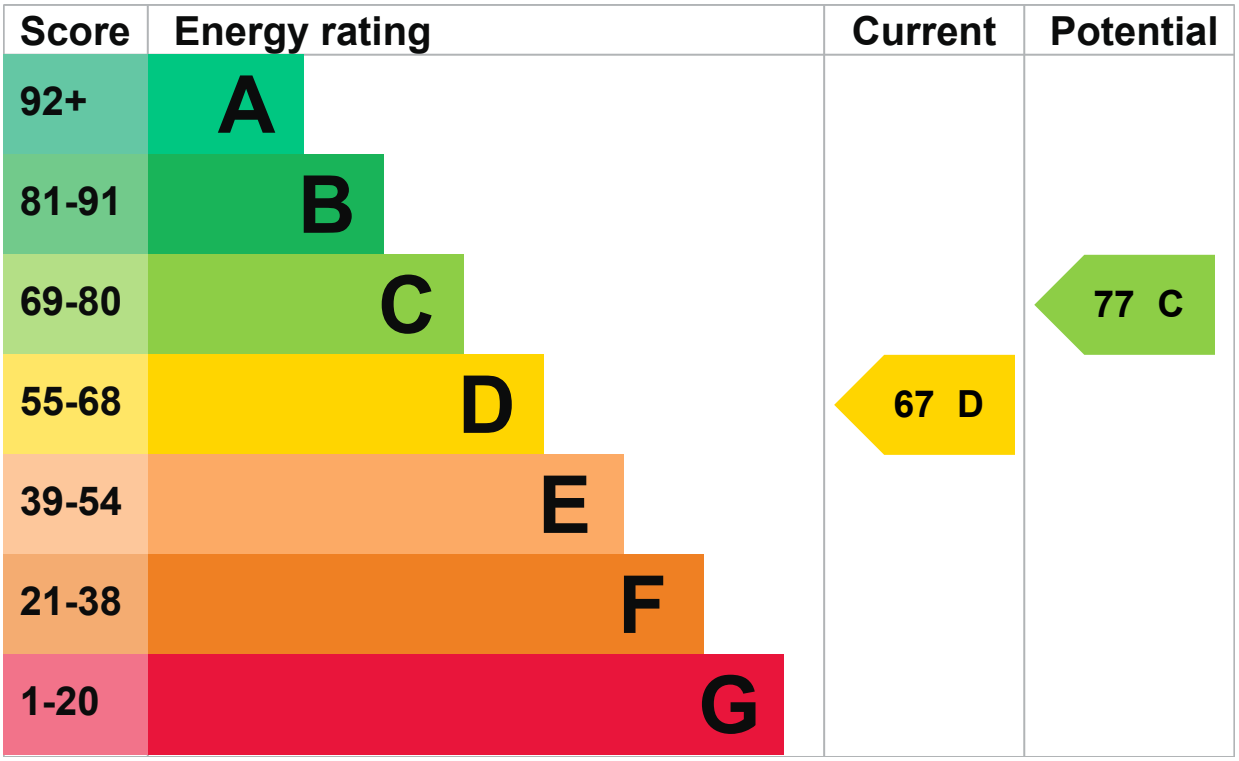
Properties can be let if they have an energy rating from A to E.

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 current energy rating is D. 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

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
Wall	Solid brick, as built, partial insulation (assumed)	Average
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 96% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, 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 196 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

How this affects your energy bills

An average household would need to spend **£1,775 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 £344 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 21,501 kWh per year for heating
- 3,420 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 363 kWh per year from loft insulation
- 2,969 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home.

Environmental impact of this property

This property's current 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. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

8.3 tonnes of CO2

This property's potential production

5.6 tonnes of CO2

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

▶ Do I need to follow these steps in order?

Step 1: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£189

Potential rating after completing step 1

70 C

Step 2: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£93

Potential rating after completing steps 1 and 2

72 C

Step 3: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£61

Potential rating after completing steps 1 to 3

73 C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£285

Potential rating after completing steps 1 to 4

77 C

Help paying for energy improvements

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

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

Sofia Miedzianowska

Telephone

02039056099

Email

sofiamiedzianowska@fourwalls-group.com

Contacting the accreditation scheme

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

Accreditation scheme

Stroma Certification Ltd

Assessor's ID

STRO034852

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

Assessor's declaration

No related party

Date of assessment

17 March 2022

Date of certificate

18 March 2022

Type of assessment

▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

2808-1069-7237-2315-5934 (/energy-certificate/2808-1069-7237-2315-5934)

Valid until

23 March 2025

Certificate number

0123-2815-7673-9524-3955 (/energy-certificate/0123-2815-7673-9524-3955)

Valid until

28 March 2024