Energy performance certificate (EPC)

Blanchards
8 Rose Cottages, Lewes Road
Danehill
HAYWARDS HEATH
RH17 7ET

Energy rating

F

Valid until 14 March 2025

Certificate number

8745-7127-3840-6437-6992

roperty type	Semi-detached house
otal floor area	105 square metres

ules on letting this property

You may not be able to let this property

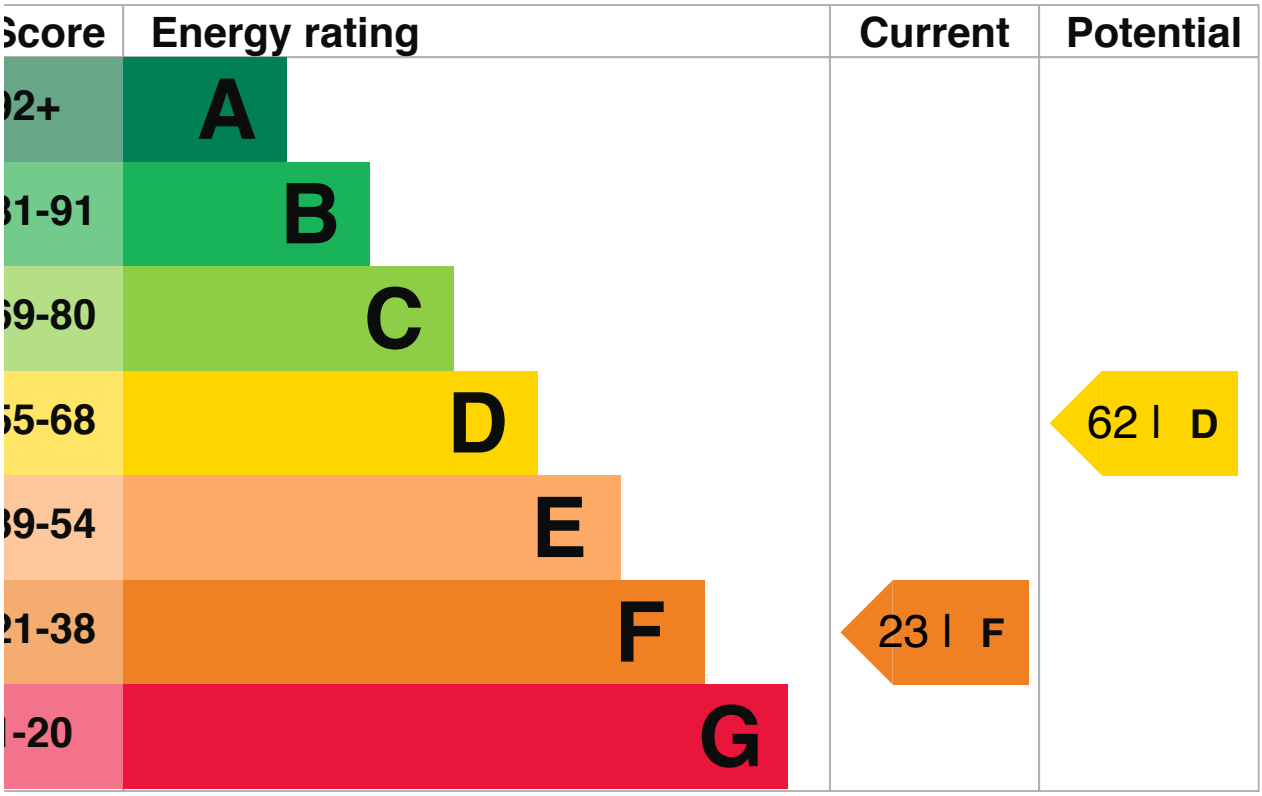
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.

nergy efficiency rating for this property

is property's current energy rating is F. It has the potential to be D.

e how to improve this property's energy performance.



e graph shows this property's current and potential energy efficiency.

operties are given a rating from A (most efficient) to G (least efficient).

operties are also given a score. The higher the number the lower your fuel bills are likely to be.

e average energy rating and score for a property in England and Wales are D (60).

eakdown of property's energy performance

is section shows the energy performance for features of this property. The assessment does not consider the condition of a ature and how well it is working.

ch feature is assessed as one of the following:

- very good (most efficient)
- good
- average

- poor
- very poor (least efficient)

hen the description says 'assumed', it means that the feature could not be inspected and an assumption has been made bas the property's age and type.

ature	Description	Rating
all	Solid brick, as built, no insulation (assumed)	Very poor
all	Cavity wall, as built, no insulation (assumed)	Poor
all	Timber frame, as built, partial insulation (assumed)	Average
of	Pitched, 100 mm loft insulation	Average
of	Flat, no insulation (assumed)	Very poor
of	Flat, limited insulation (assumed)	Very poor
ndow	Partial double glazing	Poor
in heating	Boiler and radiators, oil	Poor
in heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Poor
ghting	Low energy lighting in 8% of fixed outlets	Very poor
or	Suspended, no insulation (assumed)	N/A
or	Solid, no insulation (assumed)	N/A
condary heating	Room heaters, dual fuel (mineral and wood)	N/A

rimary energy use

e primary energy use for this property per year is 392 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

nvironmental impact of this property

ne of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in c mes produces over a quarter of the UK's CO2 emissions.

n average household	6 tonnes of CO2

roduces

his property produces	11.0 tonnes of CO2
his property's potential roduction	4.8 tonnes of CO2

making the recommended changes, you could reduce this property's CO2 emissions by 6.2 tonnes per year. This will help tc otect the environment.

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

ow to improve this property's energy performance

aking any of the recommended changes will improve this property's energy efficiency.

ou make all of the recommended changes, this will improve the property's energy rating and ore from F (23) to D (62).

Potential energy rating

D

What is an energy rating?

ecommendation 1: Cavity wall insulation

vity wall insulation

pical installation cost	£500 - £1,500
pical yearly saving	£100
otential rating after carrying out ecommendation 1	25 I F

ecommendation 2: Internal or external wall insulation

ernal or external wall insulation

pical installation cost	£4,000 - £14,000
pical yearly saving	£235
otential rating after carrying out ecommendations 1 and 2	32 I F

ecommendation 3: Floor insulation (suspended floor)

or insulation (suspended floor)

pical installation cost	£800 - £1,200
pical yearly saving	£71
otential rating after carrying out	

ecommendations 1 to 3

34 I F

ecommendation 4: Draught proofing

aught proofing

pical installation cost	£80 - £120
pical yearly saving	£20
otential rating after carrying out ecommendations 1 to 4	35 I F

ecommendation 5: Low energy lighting

w energy lighting

pical installation cost	£55
pical yearly saving	£43
otential rating after carrying out ecommendations 1 to 5	36 I F

ecommendation 6: Replace boiler with new condensing boiler

ndensing boiler

pical installation cost	£2,200 - £3,000
pical yearly saving	£317
otential rating after carrying out ecommendations 1 to 6	48 I E

ecommendation 7: Solar water heating

lar water heating

ypical installation cost	£4,000 - £6,000
ypical yearly saving	£64
otential rating after carrying out ecommendations 1 to 7	50 I E

ecommendation 8: Double glazed windows

place single glazed windows with low-E double glazed windows

ypical installation cost	£3,300 - £6,500
ypical yearly saving	£87
otential rating after carrying out ecommendations 1 to 8	54 I E

ecommendation 9: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

ypical installation cost	£5,000 - £8,000
ypical yearly saving	£279
otential rating after carrying out ecommendations 1 to 9	62 I D

aying for energy improvements

d energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

stimated energy use and potential savings

stimated yearly energy cost for this	£2076

roperty

otential saving £935

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It t based on how energy is used by the people living at the property.

e estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

r advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

leating use in this property

ating a property usually makes up the majority of energy costs.

stimated energy used to heat this property

pace heating	19356.0 kWh per year
/ater heating	2932.0 kWh per year

otential energy savings by installing insulation

pe of insulation	Amount of energy saved
ft insulation	238 kWh per year
vity wall insulation	1165 kWh per year
lid wall insulation	2732 kWh per year

u might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This wil lp to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The timated energy required for space and water heating will form the basis of the payments.

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

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

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

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

ssessor contact details

ssessor's name	Andrew Spratt
elephone	07539 410831
mail	andy.spratt@hotmail.co.uk

ccreditation scheme contact details

ccreditation scheme	Quidos Limited
ssessor ID	QUID204197
elephone	01225 667 570
mail	info@quidos.co.uk

ssessment details

ssessor's declaration	No related party
ate of assessment	13 March 2015
ate of certificate	15 March 2015
ype of assessment	▶ RdSAP

her certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-rvices@communities.gov.uk, or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.