

# Quidos Preview of an Energy Performance Certificate (EPC)

The Cottage  
Lodge Farm  
Catts Hill  
CROWBOROUGH  
TN6 3NH

Energy rating

E

PREVIEW ONLY

Certificate number

0000-0000-0000-0000

## Property type

Detached house

## Total floor area

95 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

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

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

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO<sub>2</sub>) emissions are likely to be.

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

### Breakdown of property's energy performance

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

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

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

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Roof room(s), ceiling insulated	Poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average

Feature	Description	Rating
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 43% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

## Primary energy use

The primary energy use for this property per year is 619 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended

## Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

## An average household produces

6 tonnes of CO<sub>2</sub>

## This property produces

9.9 tonnes of CO<sub>2</sub>

## This property's potential production

4.0 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 5.9 tonnes per year. 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.

## How to improve this property's energy performance

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

If you make all of the recommended changes, this will improve the property's energy rating and score from E (43) to C (80).

► [What is an energy rating?](#)

Potential energy  
rating

## Recommendation 1: Room-in-roof insulation

Room-in-roof insulation

### Typical installation cost

£1,500 - £2,700



### Typical yearly saving

£772

### Potential rating after carrying out recommendation 1

56 | D

## Recommendation 2: Cavity wall insulation

Cavity wall insulation

### Typical installation cost

£500 - £1,500

### Typical yearly saving

£321

### Potential rating after carrying out recommendations 1 and 2

62 | D

## Recommendation 3: Floor insulation (solid floor)

Floor insulation (solid floor)

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£198

### Potential rating after carrying out recommendations 1 to 3

66 | D

## Recommendation 4: Low energy lighting

Low energy lighting

### Typical installation cost

£40

### Typical yearly saving

£75

### Potential rating after carrying out recommendations 1 to 4

67 | D

## Recommendation 5: Solar water heating

Solar water heating

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£168

### Potential rating after carrying out recommendations 1 to 5

70 | C

## Recommendation 6: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

### Typical installation cost

£3,500 - £5,500

### Typical yearly saving

£716

### Potential rating after carrying out recommendations 1 to 6

80 | C

# Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>)

## Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£3134

### Potential saving

£1534

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.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) (<https://www.simpleenergyadvice.org.uk/>).

## Heating use in this property

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

### Estimated energy used to heat this property

#### Space heating

16323.0 kWh per year

#### Water heating

2218.0 kWh per year

## Potential energy savings by installing insulation

### Type of insulation

### Amount of energy saved

#### Cavity wall insulation

1867 kWh per year

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

## Contacting the assessor and accreditation scheme

## Assessor contact details

### Assessor's name

Quidos Preview

### Telephone

01892 300450

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**Email**

[paul@jcmlconsultancy.com](mailto:paul@jcmlconsultancy.com)

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**Accreditation scheme contact details**

**Accreditation scheme**

Quidos Limited

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**Assessor ID**

QUID206968

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**Telephone**

01225 667 570

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**Email**

[info@quidos.co.uk](mailto:info@quidos.co.uk)

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**Assessment details**

**Assessor's declaration**

No related party

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**Date of assessment**

24 November 2022

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**Date of certificate**

2 March 2023

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**Type of assessment**

▶ [RdSAP](#)

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