# **Energy performance certificate (EPC)**

9 Elm House Rapley Rise Southwater HORSHAM RH13 9FN	Energy rating	Valid until:	11 April 2028
	B	Certificate number:	0751-3872-7942-9398-2915
Property type			
Top-floor flat			
Total floor area			
62 square metres			

#### Rules on letting this property

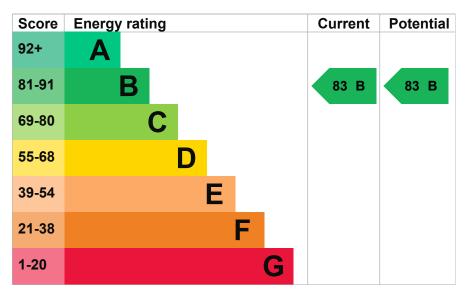
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be B.

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
Walls	Average thermal transmittance 0.25 W/m²K	Very good

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Feature	Description	Rating
Roof	Average thermal transmittance 0.11 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system, flue gas heat recovery	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 7.3 m³/h.m² (as tested)	Average
Floor	(other premises below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 95 kilowatt hours per square metre (kWh/m2).

#### About primary energy use

#### How this affects your energy bills

An average household would need to spend £304 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 £0 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2018 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:

- 1,847 kWh per year for heating
- 1,521 kWh per year for hot water

#### Impact on the environment

This property's current environmental impact rating is B. It has the potential to be B.

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		
	1.0 tonnes of CO2	
This property's potential production		
	1.0 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

The assessor did not make any recommendations for this property.

# 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.

# More ways to save energy

Find ways to save energy in your home.

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 Matt Fitzpatrick

# Telephone

01923 274 427

#### Email

matt.fitzpatrick@abbeyconsultants.co.uk

# 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

STRO003572

### Telephone

0330 124 9660

Email certification@stroma.com

### About this assessment

Assessor's declaration No related party

#### Date of assessment 12 April 2018

Date of certificate

12 April 2018

### Type of assessment

► <u>SAP</u>

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

There are no related certificates for this property.

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u> <u>Give feedback (https://forms.office.com/e/hUnC3Xq1T4)</u> <u>Service performance (/service-performance)</u>

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