# **Energy performance certificate (EPC)**

Flat 5 Henrietta Court Grainger Way HAYWARDS HEATH	Energy rating	Energy rating Valid until:	11 April 2026
RH17 7DL	В	Certificate number:	8905-4824-7339-6097- 7463

Property type	Top-floor flat
Total floor area	64 square metres

# Rules on letting this property

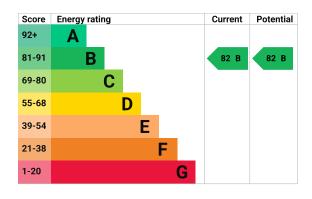
Properties can be let if they have an energy rating from A to E.

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 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
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	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 6.8 m³/h.m² (as tested)	Good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

## **Primary energy use**

The primary energy use for this property per year is 93 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £328 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 2016** 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:

- 1,615 kWh per year for heating
- 1,595 kWh per year for hot water

Impact on the en	vironment	This property produces	1.0 tonnes of CO2
This property's environmental impact rating is B. It has the potential to be B.		This property's potential production	1.0 tonnes of CO2
Properties get a rating (worst) on how much (CO2) they produce each	carbon dioxide	You could improve th emissions by making changes. This will hel environment.	the suggested
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	

# Steps you could take to save energy

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 <u>Boiler Upgrade Scheme (https://www.gov.uk/applyboiler-upgrade-scheme)</u>. 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 by visiting <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>

### Who to contact about this certificate

### **Contacting the assessor**

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	James Kidner
Telephone	01884 242 050
Email	james.kidner@aessouthern.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	Elmhurst Energy Systems Ltd	
Assessor's ID	EES/018623	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	12 April 2016	
Date of certificate	12 April 2016	
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