

# Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| 17 TILGATE PARADE<br>TILGATE<br>CRAWLEY<br>RH10 5EQ | Energy rating<br><b>C</b> | Valid until: <b>3 November 2030</b><br>Certificate number: <b>1246-4333-2682-4873-0639</b> |
|---|---------------------------|--|

Property type A1/A2 Retail and Financial/Professional services

Total floor area 198 square metres

## Rules on letting this property

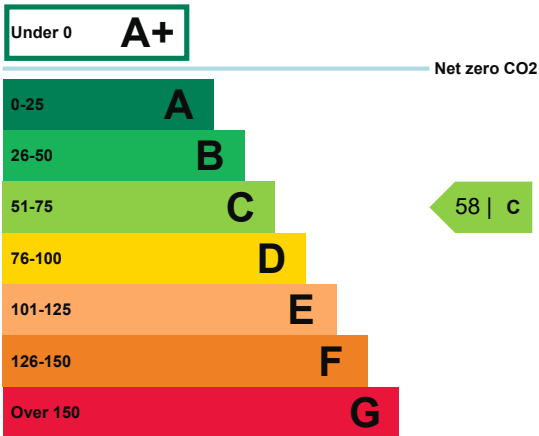
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built 25 | A

If typical of the existing stock 73 | C

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

## Breakdown of this property's energy performance

|   |                                 |
|---|---------------------------------|
| Main heating fuel   | Grid Supplied Electricity       |
| Building environment  | Heating and Natural Ventilation |
| Assessment level  | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 82.09                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 486                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8339-7897-4455-7471-6919\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

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

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

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

### Assessor contact details

|                 |  |
|-----------------|--|
| Assessor's name | Steve Elphick  |
| Telephone       | 07973 379 355  |
| Email           | <a href="mailto:steve@seaconsulting.co.uk">steve@seaconsulting.co.uk</a> |

### Accreditation scheme contact details

|                      |  |
|----------------------|--|
| Accreditation scheme | CIBSE Certification Limited  |
| Assessor ID          | LCEA000425   |
| Telephone            | 020 8772 3649  |
| Email                | <a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a> |

### Assessment details

|                        |  |
|------------------------|--|
| Employer               | Steve Elphick Associates   |
| Employer address       | No 1 The Stangate Mansion, Strawberry Hill,<br>Twickenham, TW1 4PW |
| Assessor's declaration | The assessor is not related to the owner of the<br>property.       |
| Date of assessment     | 22 October 2020  |
| Date of certificate    | 4 November 2020  |

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# Energy performance certificate (EPC)

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| 17a, Tilgate Parade<br>CRAWLEY<br>RH10 5EH | Energy rating<br><h1 style="font-size: 2em; margin: 0;">E</h1> | Valid until: <b>2 July 2023</b><br><hr/> Certificate number: <b>8703-5721-5029-3207-2373</b> |
|--|--|--|

Property type Top-floor maisonette

Total floor area 90 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 D.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 59   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 the number the lower your fuel 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

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                 | Pitched, no insulation (assumed)               | Very poor |
| Window               | Fully double glazed                            | Good      |
| Main heating         | Electric storage heaters                       | Average   |
| Main heating control | Manual charge control                          | Poor      |
| Hot water            | Electric immersion, off-peak                   | Very poor |
| Lighting             | Low energy lighting in all fixed outlets       | Very good |
| Floor                | (other premises below)                         | N/A       |
| Secondary heating    | Portable electric heaters (assumed)            | N/A       |

### Primary energy use

The primary energy use for this property per year is 524 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Dwelling has access issues for cavity wall insulation

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 8.3 tonnes of CO<sub>2</sub>

This property's potential production 6.8 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.5 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 D (59).

| Recommendation  | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Cavity wall insulation                                   | £500 - £1,500             | £175                  |
| 2. Fan assisted storage heaters and dual immersion cylinder | £1200 - £1600             | £204                  |

## 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 | £1311 |
|--|-------|

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|                  |      |
|------------------|------|
| Potential saving | £379 |
|------------------|------|

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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/>).

## Heating use in this property

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

### Estimated energy used to heat this property

|               |                    |
|---------------|--------------------|
| Space heating | 13701 kWh per year |
|---------------|--------------------|

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|               |                   |
|---------------|-------------------|
| Water heating | 1977 kWh per year |
|---------------|-------------------|

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### Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
|--------------------|------------------------|

|                        |                   |
|------------------------|-------------------|
| <b>Loft insulation</b> | 4843 kWh per year |
|------------------------|-------------------|

You might be able to receive [Renewable Heat Incentive payments](#) (<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

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### Assessor contact details

|                 |  |
|-----------------|--|
| Assessor's name | Neil Jenner  |
| Telephone       | 07717 303285   |
| Email           | <a href="mailto:neilljenner@yahoo.co.uk">neilljenner@yahoo.co.uk</a> |

### Accreditation scheme contact details

|                      |  |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd   |
| Assessor ID          | STRO003416   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### Assessment details

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 2 July 2013           |
| Date of certificate    | 3 July 2013           |
| Type of assessment     | <a href="#">RdSAP</a> |

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