

Energy performance certificate (EPC)

SUITE 2
THE SANCTUARY
23 OAK HILL GROVE
SURBITON
KT6 6DU

Energy rating

D

Valid until 3 November 2030

Certificate number

1330-4809-7317-0973-

8959

Property type	B1 Offices and Workshop businesses
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Total floor area	61 square metres
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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.

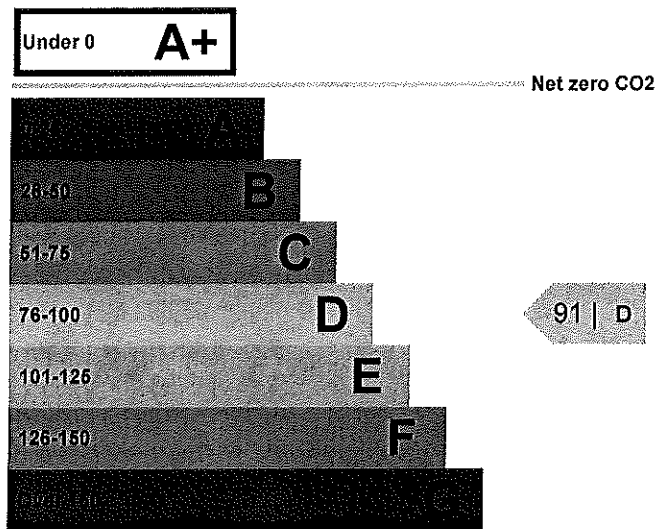
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](#)

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/101421/101421_dom_private_rented_property_minimum_standard_-_landlord_guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.



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

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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	70.35
Primary energy use (kWh/m2 per year)	406.86

► What is primary energy use?

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9959-6050-6317-0018-6895\)](/energy-certificate/9959-6050-6317-0018-6895).

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	David Hall
Telephone	07763664077
Email	david.hall@southcoastsurveying.co.uk

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK302466
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Date of assessment	2 November 2020
Date of certificate	4 November 2020
Employer	South Coast Surveying
Employer address	73B Havant Road, Emsworth, Hampshire, PO10 7LE
Assessor's declaration	The assessor is not related to the owner of the property.

Other certificates for this property

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

There are no related certificates for this property.

Energy performance certificate (EPC) recommendation report

SUITE 2
THE SANCTUARY
23 OAK HILL
GROVE
SURBITON
KT6 6DU

Certificate number
**9959-6050-6317-
0018-6895**

Valid until
**3 November
2030**

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/1330-4809-7317-0973-8959\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	4 November 2020
Total useful floor area	61 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name	David Hall
Telephone	07763664077
Email	david.hall@southcoastsurveying.co.uk
Employer's name	South Coast Surveying
Employer's address	73B Havant Road, Emsworth, Hampshire, PO10 7LE
Assessor ID	ECMK302466
Accreditation scheme	ECMK
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