

# Energy performance certificate (EPC)

55 Forge Way  
BILLINGSHURST  
RH14 9JQ

Energy rating

C

Valid until: 13 October 2034

Certificate number: 9380-2584-9400-2894-0255

Property type Mid-floor flat

Total floor area 73 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

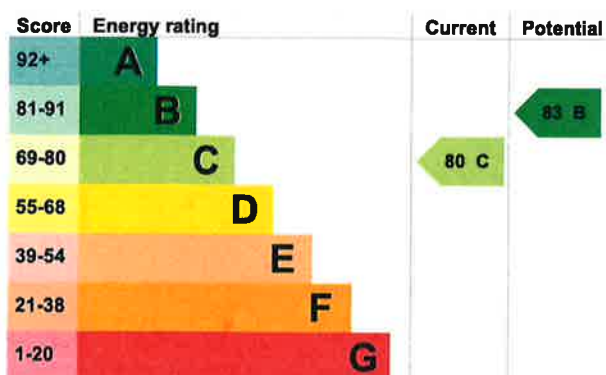
## Energy rating and score

This property's energy rating is C. 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
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 116 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended
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## How this affects your energy bills

An average household would need to spend **£578 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 £87 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 3,268 kWh per year for heating
- 1,848 kWh per year for hot water

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### Impact on the environment

This property's 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 (CO<sub>2</sub>) they produce each year.

#### Carbon emissions

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

This property produces 1.5 tonnes of CO<sub>2</sub>

This property's potential production 1.2 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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.

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### Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£88

### Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](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 by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency)

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## 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	Abigail Thompson
Telephone	07472001932
Email	<a href="mailto:info@withinwalls.co.uk">info@withinwalls.co.uk</a>

### 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/018984
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	14 October 2024
Date of certificate	14 October 2024
Type of assessment	<a href="#">RdSAP</a>

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# 15th October - 15th October

For Users: Kate Brinkler

Generated on Monday 14th October 2024 at 17:12

## 15th October 2024

**9:00 - 9:15** Appointment - Derek to paint bannister at Thorne Cottage KB

Details: None

**9:20 - 9:50** Viewing at Wren Cottage, 3 Sanctuary Court, Wiggonholt, RH20 2EQ (£1,375 pcm) KB

Applicant: Rebecca Gillham

Mobile: 07510739601, becky.gillham@yahoo.co.uk

Owner: Mr James A Couch

Mobile: 07896 350380

Viewing Notes: None

Key Set: 207

Custodian: Office

Key Notes: Green key fob.

Key Set: -

Custodian: Owner

Key Notes: 2x front door key, on two different fobs.

There is a key box inside the back door (June 2022)

Orange fob key given to Janet - 17/2/23 for contractors in relation to the water issues.

Booking Notes: Has two jobs, one as a nurse at Petworth surgery, Mgr at Abbeyfield at home. No pets, jut for her.

**9:45 - 10:05** Viewing at Wren Cottage, 3 Sanctuary Court, Wiggonholt, RH20 2EQ (£1,375 pcm) KB

Applicant: Ms Sarah Bond

Mobile: 07876 764842 , sarahbond656@gmail.com

Owner: Mr James A Couch

Mobile: 07896 350380

Viewing Notes: None

Key Set: 207

Custodian: Office

Key Notes: Green key fob.

Key Set: -

Custodian: Owner

Key Notes: 2x front door key, on two different fobs.

There is a key box inside the back door (June 2022)

Orange fob key given to Janet - 17/2/23 for contractors in relation to the water issues.

Booking Notes: Sarah

My current situation is I live and rent a property for the last 4 years in Storrington. The owners have decided to sell hence my search.

The property would be for myself and 17yr old son who studies agriculture at brinsbury. We have 1 dog (spaniel 15ys old) she is absolutely no problem at all and quiet as a mouse.

My monthly income is approximately £2800.00 and I work as a receptionist.

If required I can provide great references from my current landlord, the agent henry adams and my employer.

Owner: Mr James A Couch

Mobile: 07896 350380

Viewing Notes: None

Key Set: 207

Custodian: Office

Key Notes: Green key fob.

Key Set: -

Custodian: Owner

Key Notes: 2x front door key, on two different fobs.

There is a key box inside the back door (June 2022)

Orange fob key given to Janet - 17/2/23 for contractors in relation to the water issues.

<b>11:00 - 11:15</b>	Appointment - Call Faye at Elements 3 Heating re JOhn Ireland Way to discuss access for appt. KB Details: Alarm codes etc and which key is on our management set.	
<b>12:00 - 12:15</b>	Appointment - Gas safe & service Heatsmart - Olde Peculiar Details: 30.7.24-emailed TT to see if on keys or they will be home. Waiting for confirmation-H Give keys to Heatsmart - 235  Property: Olde Peculiar High Bar Lane, Thakeham, RH20 3EH Owner: Mr Tsz Kwan Nip (Andy), Ms Lee Nip Mobile: 07490 984773 Lee	KB
<b>12:15 - 12:30</b>	Appointment - LGSR 45 Berrall Way - Abbey boilers meeting LL Details: None	KB
<b>13:30 - 13:45</b>	Inspection at The Flat, Arun House, 83A High Street, Billingshurst, RH14 9QX Details: General Inspection  Lead Tenant: Mr James Miles Mobile: 07785391887, james@nssltd.co.uk  Key Set: 143 Custodian: Office Key Notes: 2xchubb 2x yale  Key Set: 143B Custodian: Office Key Notes: Downstairs key (temporary) for GSC access only Directions: None  Booking Notes: 24.9.24-emailed TT to confirm if home or on keys-H Tt given permission to go in on keys. Please take pictures of carpet to hall/ stairs as Tt saying threadbare and also see if kitchen window has been replaced also take picture of the bathroom taps as Tt saying leaky and stiff to turn. Thank you.	KB
<b>14:30 - 14:45</b>	Appointment - Lu CI update 18 The Maltings Details: None	KB