Energy performance certificate (EPC)

100, Paxton Avenue SLOUGH SL1 2SZ

17

Energy rating

Valid until:

15 June 2030

D

Certificate**8641-6423**number: **5230-0033**-

Property type

Top-floor flat

Total floor area

48 square metres

Rules on letting this property

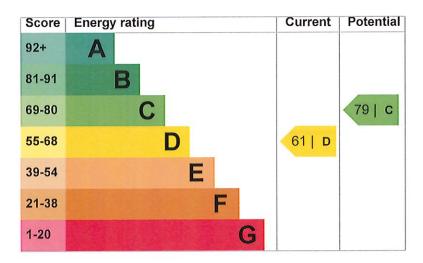
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (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 D. It has the potential to be C.

See how to improve this property's energy performance.



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, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 277 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

6 tonnes of CO2

An average	
household	
produces	

This property produces	2.2 tonnes of CO2
This property's potential production	2.3 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by -0.1 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.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (61) to C (79).

Potential energy rating



▶ <u>Do I need to follow these steps in order?</u>

Step 1: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
Typical yearly saving	£27
Potential rating after completing step 1	62 D

Step 2: High heat retention storage heaters

High heat retention storage heaters

£800 - £1,200
£323

Potential rating after completing steps 1 and 2



Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly
energy cost for
this property

£787

Potential saving

£349

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 potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

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

Estimated energy used to heat this property

Type of heating

Estimated energy used

Space heating

2273 kWh per year

Water heating

1801 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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	Michael Dring
Telephone	0
Email	m.dring@hotmail.co .uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/018392
Telephone	01455 883 250
Email	enquiries@elmhurst energy.co.uk

Assessment details

Assessor's	No related party
declaration	

Date of assessment	17 July 2019
Date of certificate	16 June 2020
Type of assessment	► <u>RdSAP</u>

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

0450-2802-6213-**Certificate number**

> 0408-8401 (/energycertificate/0450-2802-6213-0408-8401)

1 September 2018 **Expired** on