# **Energy performance certificate (EPC)**

11 Lowestoft Drive SLOUGH SL1 6PB Energy rating

C

Valid until: 17 July 2032

Certificate number:

1300-9201-8522-8097-1623

Property type end-terrace house

Total floor area 79 square metres

### Rules on letting this property

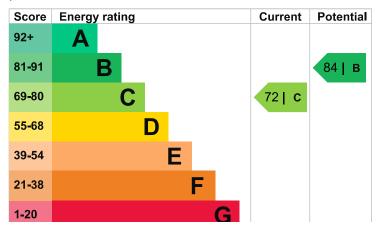
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).</u>

# **Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be B.

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
Roof	Pitched, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Average
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 90% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

An average household

This property produces

produces

The primary energy use for this property per year is 177 kilowatt hours per square metre (kWh/m2).

6 tonnes of CO2

2.5 tonnes of CO2

Environmental impact of this property	- · · · · · · · · · · · · · · · · · · ·	
This property's current environmental impact rating is C. It has the potential to be B.	This property's potential production	1.3 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.	By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.2 tonnes	
Properties with an A rating produce less CO2 than G	per year. This will help to prot	
rated properties.	Environmental impact ratings assumptions about average of	

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 C (72) to B (84).

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£25
2. Solar photovoltaic panels	£3,500 - £5,500	£361

### 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	£569
Potential saving	£25

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 <u>complete each recommended step</u> 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	7211 kWh per year
Water heating	1889 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 Farhan Baig
Telephone 07901637318

Email farhan@epc4homecounties.co.uk

### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO004398
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

#### **Assessment details**

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
10 June 2022
18 July 2022

RdSAP