Energy performance certificate (EPC) 82 Botham Drive SLOUGH SL1 2LZ Energy rating Valid until: 10 August 2032 Certificate number: 0350-2739-7180-2292-8955 Mid-terrace house Total floor area 54 square metres

Rules on letting this property

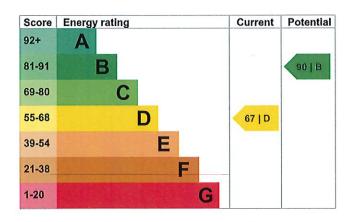
Properties can be let if they have an energy rating from A to E.

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 B.

See how to improve this property's energy performance.



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

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, 100 mm loft insulation	Average	
Window	Fully double glazed	Average	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer and room thermostat	Average	
Hot water	From main system	Good	
Lighting	Low energy lighting in all fixed outlets	Very good	
Floor	Solid, limited insulation (assumed)	N/A	
Secondary heating	None	N/A	

Primary energy use

The primary energy use for this property per year is 255 kilowatt hours per square metre (kWh/m2).

Environmental imp property	act of this	This property's potential production	0.5 tonnes of CO2
This property's current envrating is D. It has the poter		You could improve this prop	perty's CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		emissions by making the suggested changes. This will help to protect the environment.	
produce each year, GOZ II	anns the environment.	Environmental impact rating assumptions about average	•
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	reflect how energy is
This property produces	2.4 tonnes of CO2		

Improve this property's energy rating



Step	Typical installation cost	Typical yearly saving
1. Party wall insulation	£300 - £600	£49
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	83
3. Condensing boiler	£2,200 - £3,000	£71
4. Solar water heating	£4,000 - £6,000	£31
5. Solar photovoltaic panels	£3,500 - £5,500	£361

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£549	
Potential saving if you complete every step in order	£160	

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.

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	4788 kWh per year
Water heating	2547 kWh per year
Potential energ	gy savings by installing

insulation

Amount of energy saved

Loft insulation 307 kWh per year

Saving energy in this property

Type of insulation

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.



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 Brian Whitrod
Telephone 01753 644742

Email <u>brian@bucksandberksepcltd.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/020268
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

Assessment details

Assessor's declaration No related party
Date of assessment 11 August 2022
Date of certificate 11 August 2022

Type of assessment RdSAP