Energy performance certificate (EPC) 35 Hazell Way Stoke Poges SLOUGH SL2 4DD Energy rating Valid until: 9 October 2034 Certificate number: 3021-0303-0241-4094-0463 Property type Detached house Total floor area 89 square metres

Rules on letting this property

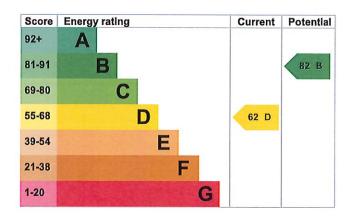
Properties can be let if they have an energy rating from A to E.

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 rating and score

This property's energy rating is D. 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, no insulation (assumed)	Poor	
Roof	Pitched, 150 mm loft insulation	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 83% of fixed outlets	Very good	
Floor	Solid, no insulation (assumed)	N/A	
Secondary heating	None	N/A	

Primary energy use

The primary energy use for this property per year is 261 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £1,312 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 £374 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.

Heating this property

Estimated energy needed in this property is:

- 12,903 kWh per year for heating
- · 2,756 kWh per year for hot water

Impact on the environment This property's environmental impact rating is D. It has the potential to be C.		This property produces	4.1 tonnes of CO2	
		This property's potential production	1.8 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		The viii help to protect the		
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.		

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving	
1. Cavity wall insulation	£500 - £1,500	£236	
2. Floor insulation (solid floor)	£4,000 - £6,000	£70	
3. Solar water heating	£4,000 - £6,000	£68	
4. Solar photovoltaic panels	£3,500 - £5,500	£496	

Advice on making energy saving improvements

Get detailed recommendations and cost estimates: www.gov.uk/improve-energy-efficiency

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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

Adam Rouf

Telephone Email 07425779502

adam.rouf@outlook.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Quidos Limited

Assessor's ID

QUID211500

Telephone

01225 667 570

Email

info@quidos.co.uk

About this assessment

Assessor's declaration
Date of assessment

No related party 4 October 2024

Date of certificate

10 October 2024

Type of assessment

RdSAP