Energy performance certificate (EPC) 147 Marlborough Road SLOUGH SL3 7JS Energy rating Valid until: 28 February 2034 Certificate number: 2234-0422-3300-0188-5222 Property type Semi-detached house Total floor area 91 square metres

Rules on letting this property

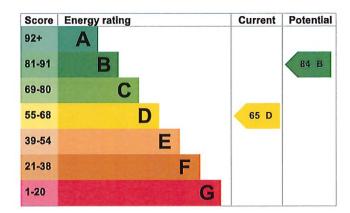
Properties can be let if they have an energy rating from A to E.

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, 300 mm loft insulation	Very 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 38% of fixed outlets	Average	
Floor	Solid, no insulation (assumed)	N/A	
Secondary heating	Room heaters, mains gas	N/A	

Primary energy use

The primary energy use for this property per year is 227 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 £1,485 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 £454 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:

- 9,945 kWh per year for heating
- · 2,874 kWh per year for hot water

Impact on the environment This property's environmental impact rating is D. It has the potential to be B. Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. Carbon emissions		This property produces	3.6 tonnes of CO2	
		This property's potential production	1.4 tonnes of CO2	
		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
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.		

Changes you could make

Step	Typical installation cost	Typical yearly saving	
1. Cavity wall insulation	£500 - £1,500	£226	
2. Floor insulation (solid floor)	£4,000 - £6,000	£68	
3. Low energy lighting	£40	£64	
4. Solar water heating	£4,000 - £6,000	£95	
5. Solar photovoltaic panels	£3,500 - £5,500	£575	

Help 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.

More ways to save energy

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

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 Sophie Barlow Telephone 01189770690

Email epc@nichecom.co.uk

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/018912 Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration No related party
Date of assessment 28 February 2024
Date of certificate 29 February 2024

Type of assessment RdSAP