Energy performance certificate (EPC)					
53 Willows Road BOURNE END SL8 5HG	Energy rating	Valid until: 5 January 2033 Certificate number: 0955-1005-6289-7337-2204			
Property type	Detached house				
Total floor area	87 square metres				

Rules on letting this property

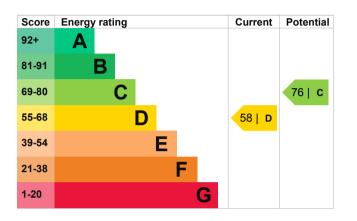
Properties can be let if they have an energy rating from A to E.

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

<u>See how to improve this property's energy</u> 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, filled cavity	Average
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Partial double glazing	Poor
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 31% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 272 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces 4.1 tonnes of CO2	
This property's current environmental impact rating is D. It has the potential to be C.		This property's potential production	2.2 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 1.9 tonnes per year. This will help to protect the environment.	
Properties with an A rating produce less CO2 than G rated properties.			
An average household produces	6 tonnes of CO2	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 (58) to C (76).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£65
2. Low energy lighting	£45	£46
3. Solar water heating	£4,000 - £6,000	£42
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£52
5. Solar photovoltaic panels	£3,500 - £5,500	£379

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings		Heating use in this property	
Estimated yearly energy cost for this property	£1027	Heating a property usually makes up the majority of energy costs. Estimated energy used to heat this property	
Potential saving	£206		
		Type of heating	Estimated energy used
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.		Space heating Water heating	11164 kWh per year 2851 kWh per year
		Potential energy savings by installing insulation	
The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.		Type of insulation	Amount of energy saved
		Loft insulation	550 kWh per year
Find ways to save energy in your I	<u>nome</u> .		

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 Telephone Email

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Martin Scoones 07904592022 martinscoonesepc@gmail.com

Stroma Certification Ltd STRO016531 0330 124 9660 certification@stroma.com

No related party 5 January 2023 6 January 2023 RdSAP