Energy performance certificate (EPC)				
20, Penstones Court Marlborough Lane FARINGDON	Energy rating	Valid until: 9 June 2025		
SN7 8SW		Certificate number: 8325-7726-3010-2680-1992		
Property type	Ground-floor maisonette			
Total floor area		135 square metres		

# Rules on letting this property

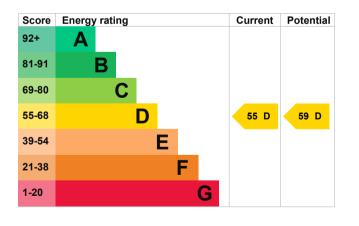
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

## Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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, insulated (assumed)	Good
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Roof room(s), insulated	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Poor
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 40% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 341 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,477 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 £109 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 12,136 kWh per year for heating
- 2,086 kWh per year for hot water

Impact on the environment	onment	This property produces	7.8 tonnes of CO2
This property's current envi rating is E. It has the potent	•	This property's potential	7.3 tonnes of CO2
		production	1.5 tornes of CO2
Properties get a rating from on how much carbon dioxid			
produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes.	
Carbon emissions		This will help to protect the	environment.
An average household 6 tonnes of CO2 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. Floor insulation (solid floor)	£4,000 - £6,000	£75
2. Low energy lighting	£30	£34

## 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
Telephone
Email

Gary Irvine 0845 6344080 info@floorplanz.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 Assessor's ID Telephone Email NHER NHER006019 01455 883 250 enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 10 June 2015 10 June 2015 RdSAP