Energy performance certificate (EPC)					
Lakeside The Moor MARLOW SL7 3RY	Energy rating	Valid until: 31 August 2029 Certificate number: 0961-2860-7280-9371-6981			
Property type	Semi-detached house				
Total floor area		145 square metres			

Rules on letting this property

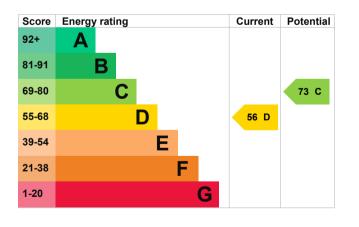
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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> <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, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, limited insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 32% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 188 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,132 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 £279 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 17,024 kWh per year for heating
- 2,770 kWh per year for hot water

More ways to save energy

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

7.0 tonnes of CO2

This property's potential production	4.4 tonnes of CO2	
You could improve this property's CO2		
emissions by making the suggested changes. This will help to protect the environment.		
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.		
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Changes you could make

This property produces

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£179
2. Low energy lighting	£65	£53
3. Solar water heating	£4,000 - £6,000	£46
4. Solar photovoltaic panels	£3,500 - £5,500	£325

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.

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 Evans 02039056099 info@itsabout.energy

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

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO031372 0330 124 9660 certification@stroma.com

No related party 30 August 2019 1 September 2019 RdSAP