Energy performance certificate (EPC)				
56 TOP COMMON WARFIELD BRACKNELL RG42 3SJ	Energy rating	Valid until: 23 June 2031 Certificate number: 0100-2624-9060-2029-7835		
Property type	Detached house			
Total floor area		139 square metres		

Rules on letting this property

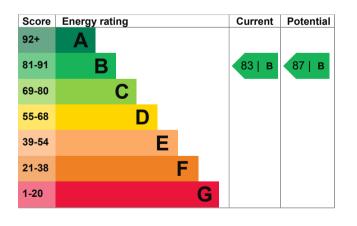
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

<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	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 113 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

PVs or wind turbine present on the property (England, Wales or Scotland)
The assessment does not include any feed-in tariffs that may be applicable to this property.

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2	
This property produces	2.9 tonnes of CO2	

This property's potential 2.0 tonnes of CO2 production

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.9 tonnes per year. 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (83) to B (87).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£97
2. Solar water heating	£4,000 - £6,000	£49

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Heating a property usually makes up the Estimated energy use and majority of energy costs. potential savings Estimated energy used to heat this property £1052 Estimated yearly energy cost for this property Space heating 11281 kWh per year Potential saving £146 Water heating 2966 kWh per year The estimated cost shows how much the average household would spend in this property Potential energy savings by installing for heating, lighting and hot water. It is not based on how energy is used by the people living at the insulation property. Type of insulation Amount of energy saved The estimated saving is based on making all of Loft insulation 651 kWh per year the recommendations in how to improve this property's energy performance. You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domesticrenewable-heat-incentive). This will help to reduce For advice on how to reduce your energy bills carbon emissions by replacing your existing visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/). heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis Heating use in this property of the payments.

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 Simon Drew 07903569026 simon.drew1962@live.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email Stroma Certification Ltd STRO005724 0330 124 9660 certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	24 June 2021
Date of certificate	24 June 2021
Type of assessment	RdSAP