

# Energy performance certificate (EPC)

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433 Maplin Park  
SLOUGH  
SL3 8YF

Energy rating

C

Valid until

30 May 2035

Certificate number

6735-3825-6500-0641-0222

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Property type	Top-floor flat
Total floor area	32 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](#).

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## Energy rating and score

This property’s energy rating is C. It has the potential to be C.

[See how to improve this property’s energy efficiency](#).

Energy efficiency chart This property’s energy rating is C with a score of 70. It has a potential energy rating of C with a score of 79. Properties get a rating from A to G and a score. Rating C is for a score of 69 to 80. The ratings and scores are as follows from best to worst. Rating A is for a score of 92 or more. Rating B is for a score of 81 to 91. Rating C is for a score of 69 to 80. Rating D is for a score of 55 to 68. Rating E is for a score of 39 to 54. Rating F is for a score of 21 to 38. Rating G is for a score of 1 to 20. .letter { font-size: 40px; font-family: sans-serif; fill: #0b0c0c; font-weight: bold; } .small { font-size: 20px; font-family: sans-serif; fill: #0b0c0c; line-height: 50px; margin-top: 100px; font-weight: bold; } .band-a{ fill: #00C781 } .band-b{ fill: #19b459 } .band-c{ fill: #8dce46 } .band-d{ fill: #ffd500 } .band-e{ fill: #fcaa65 } .band-f{ fill: #ef8023 } .band-g{ fill: #e9153b } .band-a-score{ fill: #64C7A4 } .band-b-score{ fill: #72CA8B } .band-c-score{ fill: #b4df86 } .band-d-score{ fill: #ffe666 } .band-e-score{ fill: #fdc79b } .band-f-score{ fill: #f4ac71 } .band-g-score{ fill: #f2738a } line.inner-border { stroke: #b1b4b6; stroke-width: 1; } line.score-threshold { stroke: #000; stroke-width: 2; } A B C D E F G 92+ 81-91 69-80 55-68 39-54 21-38 1-20 Score Energy rating Current Potential 70 C 79 C

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

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## 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	System built, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very

		poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 335 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend **£719 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 £220 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2025** 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:

- 1,716 kWh per year for heating
- 1,626 kWh per year for hot water

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## Impact on the environment

This property’s environmental impact rating is D. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

### Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
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<b>This property produces</b>	1.8 tonnes of CO2
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<b>This property’s potential production</b>	1.9 tonnes of CO2
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You could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Steps you could take to save energy

Do I need to follow these steps in order?

## Step 1: High heat retention storage heaters

Typical installation cost	£800 - £1,200
Typical yearly saving	£220
Potential rating after completing step 1	79 C

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

# 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	Robert Bevan
Telephone	07950 582 726

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Email	<a href="mailto:rbevanepc@gmail.com">rbevanepc@gmail.com</a>
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**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/024801
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

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**About this assessment**

Assessor’s declaration	No related party
Date of assessment	29 May 2025
Date of certificate	31 May 2025
Type of assessment	RdSAP

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**Other certificates for this property**

If you are aware of previous certificates for this property and they

are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number** [8801-5106-9820-8376-6113](#)

**Expired on** 30 September 2019

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