Energy performance certificate (EPC)				
Flat 2, St Marks House Station Road Bourne End Buckinghamshire SL8 5QF	Energy rating	Valid until: 29 November 2030 Certificate number: 7609-3900-8309-9250-5200		
Property type	Ground-floor maisonette			
Total floor area		37 square metres		

### Rules on letting this property

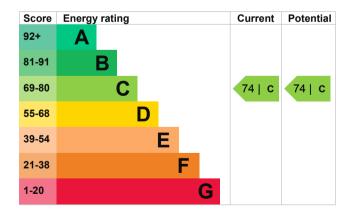
Properties can be rented if they have an energy rating from A to E.

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 C. 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
Walls	Average thermal transmittance 0.28 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.14 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and room thermostat	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(other premises above)	N/A
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

#### Primary energy use

The primary energy use for this property per year is 190 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	1.2 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be C.		This property's potential production	1.2 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>recommende</u> could reduce this property's 0.0 tonnes per year. This wi environment.	CO2 emissions by
Properties with an A rating pro than G rated properties.	duce less CO2	Environmental impact ratio	as are based on
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

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u> (<u>https://www.simpleenergyadvice.org.uk/</u>)

#### Paying for energy improvements

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

# Estimated energy use and potential savings

Estimated yearly energy cost for this property	£430
Potential saving	£0

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.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

#### Heating use in this property

Heating a property usually makes up the majority of energy costs.

#### Estimated energy used to heat this property

Space heating	818 kWh per year	
Water heating	1261 kWh per year	

## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

### 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	Stuart Searle
Telephone	07793 817303
Email	stuart@srssur

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stuart Searle 07793 817303 stuart@srssurveyors.co.uk

Elmhurst Energy Systems Ltd EES/022737 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 30 November 2020 30 November 2020 SAP