Energy performance certificate (EPC)

9 MEADOW LANE
BEACONSFIELD
HP9 1AL

Certificate number
9830-0121-2000-0257-0222

Potal floor area

138 square metres

Rules on letting this property

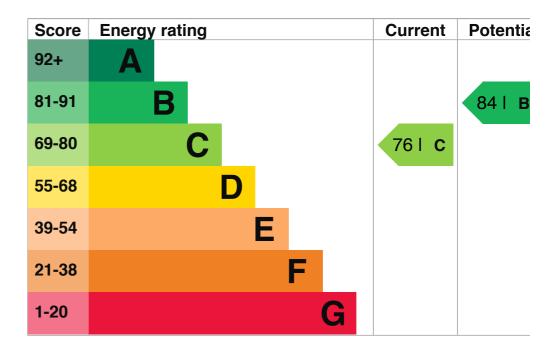
Properties can be rented if they have an energy rating from A to E.

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 B.

See how to improve this property's energy 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 this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (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 inspect and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
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, plus solar	Very god
Lighting	Low energy lighting in 67% of fixed outlets	Good

Primary energy use

The primary energy use for this property per year is 135 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

nvironmental impact of this property

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

n average household roduces	6 tonnes of CO2
his property produces	3.0 tonnes of CO2
his property's potential roduction	2.0 tonnes of CO2

making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 1.0 tonnes per year. This will help to steet the environment.

vironmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how ergy is consumed by the people living at the property.

How to improve this property's energy performance

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

vou make all of the recommended changes, this will improve the property's energy rating and ore from C (76) to B (84).

What is an energy rating?

Potential energy rating

ecommendation 1: Low energy lighting

w energy lighting

pical installation cost	£50
/pical yearly saving	£28
otential rating after carrying out commendation 1	77 I C

ecommendation 2: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

pical installation cost	£3,500 - £5,500
pical yearly saving	£343
otential rating after carrying out commendations 1 and 2	84 I B

Paying for energy improvements

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

Estimated energy use and potential savings

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 estimated saving is based on making all of the recommendations in <u>how to improve this property's energy performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice (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

Potential energy savings by installing insulation

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

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will for the basis 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 a qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Paul Lenton
Telephone	07710 764872

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020911
Telephone	01455 883 250

Assessment details

Assessor's declaration	No related party
Date of assessment	23 September 2020
Date of certificate	23 September 2020

ther certificates for this property

vou are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-rvices@communities.gov.uk, or call our helpdesk on 020 3829 0748.

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