Energy performance certificate (EPC) 21, Windermere Gate BRACKNELL RG12 7GU Energy rating Certificate number: 8808-7327-3530-1836-0926 Property type Ground-floor flat

Total floor area

51 square metres

Rules on letting this property

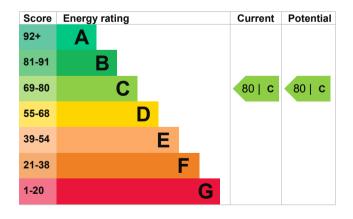
Properties can be let if they have an energy rating from A to E.

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

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 performance.</u>



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 | Timber frame, as built, insulated (assumed) | Very 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 |
| Roof | (another dwelling above) | N/A |
| Floor | Solid, insulated (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 126 kilowatt hours per square metre (kWh/m2).

| Environmental impact of this property | | This property produces | 1.1 tonnes of CO2 |
|--|------------------|---|-----------------------|
| This property's current environmental impact rating is B. It has the potential to be B. | | This property's potential production | 1.1 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>recommend</u> could reduce this property's 0.0 tonnes per year. This wenvironment. | CO2 emissions by |
| Properties with an A rating | produce less CO2 | | |
| than G rated properties. | | Environmental impact ratin assumptions about average | • |
| An average household produces | 6 tonnes of CO2 | energy use. They may not consumed by the people liv | reflect how energy is |

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>
https://www.simpleenergyadvice.org.uk/)

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 | £323 |
|--|------|
| 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> <u>recommended step in order</u>.

For advice on how to reduce your energy bills visit Simple Energy Advice

(https://www.simpleenergyadvice.org.uk/).

Heating use in this property

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

Estimated energy used to heat this property

| Type of heating | Estimated energy used | | |
|--|-----------------------|--|--|
| Space heating | 1933 kWh per year | | |
| Water heating | 1714 kWh per year | | |
| Potential energy savings by installing | | | |

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 Darren Smith Telephone 0203 397 822002 **Email** help@epconline.co.uk

Accreditation scheme contact details

Accreditation scheme **Quidos Limited** QUID206710 Assessor ID Telephone 01225 667 570 Email info@quidos.co.uk

Assessment details

Assessor's declaration No related party Date of assessment 26 March 2018 Date of certificate 26 March 2018 **RdSAP**

Type of assessment