Energy performance certificate (EPC)			
4 Philbye Mews SLOUGH SL1 5US	Energy rating	Valid until:	14 August 2034
		Certificate number:	9834-0928-7400 2-0657- 0296
Property type	S	emi-detached house	9
Total floor area	7	0 square metres	

Rules on letting this property

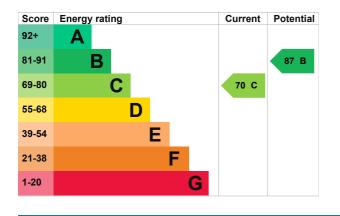
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

See how to improve this property's energy efficiency.



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

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
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Average
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	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 209 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,035 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 £239 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 5,538 kWh per year for heating
- 2,498 kWh per year for hot water

Impact on the environment	This property produces	2.6 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be B.	This property's potential production	0.9 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.	You could improve this pr emissions by making the This will help to protect th	suggested changes.
Carbon emissions	These ratings are based about average occupancy People living at the prope	/ and energy use.
An average household 6 tonnes of CO2 produces	amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£50
2. Condensing boiler	£2,200 - £3,000	£116
3. Solar water heating	£4,000 - £6,000	£74
4. Solar photovoltaic panels	£3,500 - £5,500	£532

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

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	Diny Thomas
Telephone	0203 397 8220 🌙
Email	support@propcert.co.uk

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/024377	
Telephone	01455 883 250 🌙	
Email	enquiries@elmhurstenergy.co.uk	

About this assessment

Assessor's declaration	No related party	
Date of assessment	13 August 2024	
Date of certificate	15 August 2024	
Type of assessment	RdSAP	