Energy performance certificate (EPC)				
13 Iver Lane IVER SL0 9LH	Energy rating	Valid until: 20 June 2033 Certificate number: 2509-1004-5286-2977-8200		
Property type	Semi-detached house			
Total floor area		117 square metres		

Rules on letting this property

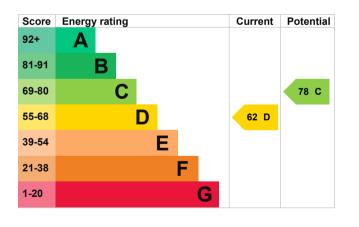
Properties can be let if they have an energy rating from A to E.

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 current energy rating is D. It has the potential to be C.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
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
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 249 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,497 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 £603 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 17,699 kWh per year for heating
- 2,284 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 4,755 kWh per year from loft insulation
- 4,569 kWh per year from solid wall insulation

More ways to save energy

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

Environmental impact of this property This property's current environmental impact rating is E. It has the potential to be C. Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		5.1 tonnes of CO2	
		2.8 tonnes of CO2	
		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about	
6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.		
	ronmental impact ial to be C. A (best) to G (worst) e (CO2) they Irms the environment.	ronmental impact ial to be C.This property's potential productionA (best) to G (worst) e (CO2) they irms the environment.You could improve this prop emissions by making the su This will help to protect the6 tonnes of CO2This property's potential production	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£434
2. Floor insulation (suspended floor)	£800 - £1,200	£85
3. Solar water heating	£4,000 - £6,000	£84
4. Solar photovoltaic panels	£3,500 - £5,500	£678

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.

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	Emma Lakin	
Telephone	07703322901	
Email	emma.els@gmail.com	

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme		
Assessor's ID		
Telephone		
Email		

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO033332 0330 124 9660 certification@stroma.com

No related party 20 June 2023 21 June 2023 RdSAP