Energy performance certificate (EPC)				
14, Marston Drive NEWBURY RG14 2SG	Energy rating	Valid until: 25 August 2025 Certificate number: 2268-7057-7258-3185-5980		
Property type	End-terrace house			
Total floor area		55 square metres		

Rules on letting this property

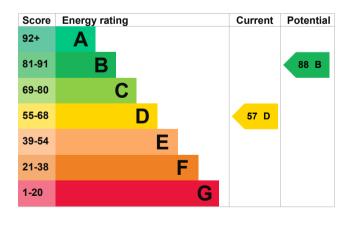
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<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 B.

<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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 78% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 362 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impact of this property This property's potential 0.7 tonnes of CO2 production This property's current environmental impact rating is E. It has the potential to be B. You could improve this property's CO2 emissions by making the suggested changes. Properties get a rating from A (best) to G (worst) This will help to protect the environment. on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. Environmental impact ratings are based on assumptions about average occupancy and An average household 6 tonnes of CO2 energy use. They may not reflect how energy is produces consumed by the people living at the property. This property produces 3.5 tonnes of CO2

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£161
2. Floor insulation (solid floor)	£4,000 - £6,000	£39
3. Condensing boiler	£2,200 - £3,000	£127
4. Solar water heating	£4,000 - £6,000	£41
5. Solar photovoltaic panels	£5,000 - £8,000	£282

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£818
Potential saving if you complete every step in order	£368

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.

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	7889 kWh per year			
Water heating	2417 kWh per year			
Potential energy insulation	savings by installing			
Type of insulation	Amount of energy saved			
Loft insulation	274 kWh per year			
Cavity wall insulation	2685 kWh per year			
Saving energy in this property				

Saving energy in this property

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

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	David Lillywhite
Telephone	01489 864237
Email	info@beinsulate

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment

Э ted.co.uk

Elmhurst Energy Systems Ltd EES/013661 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 26 August 2015 26 August 2015 **RdSAP**