

Energy performance certificate (EPC)

6, Poplar Close Mytchett CAMBERLEY GU16 6BL	Energy rating E	Valid until: 24 September 2029 Certificate number: 8721-7821-6060-4615-4922
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Property type

Top-floor maisonette

Total floor area

44 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. It has the potential to be C.

[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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average
Window	Single glazed	Very poor
Main heating	No system present: electric heaters assumed	Very poor
Main heating control	None	Very poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 435 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 current environmental impact rating is E. It has the potential to be D.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

3.2 tonnes of CO2

This property's potential production

2.0 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 1.2 tonnes per year. This will help to protect the environment.

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

How to improve this property's energy performance

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

If you make all of the recommended changes, this will improve the property's energy rating and score from E (43) to C (80).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£91
2. Cavity wall insulation	£500 - £1,500	£123
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£33
4. Draught proofing	£80 - £120	£13
5. High heat retention storage heaters	£800 - £1,200	£371
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£76

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1086

Potential saving

£707

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 [how to improve this property's energy performance](#).

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		
Estimated energy used to heat this property	Potential energy savings by installing insulation	
	Type of insulation	Amount of energy saved
Space heating	3991 kWh per year	
Water heating	1922 kWh per year	
	Loft insulation	543 kWh per year
	Cavity wall insulation	703 kWh per year

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 form 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 are qualified to carry out EPC assessments.

Assessor contact details

Assessor’s nameStephen Waygood
 Telephone01252 591503
 Emailepc59@btinternet.com

Accreditation scheme contact details

Accreditation schemeElmhurst Energy Systems Ltd
 Assessor IDEES/008683
 Telephone01455 883 250
 Emailenquiries@elmhurstenergy.co.uk

Assessment details

Assessor’s declarationNo related party
 Date of assessment25 September 2019
 Date of certificate25 September 2019
 Type of assessment[RdSAP](#)

New	Fitted 'Whirlpool' Black Ceramic Touch Sensitive Electric Hob	Fridge Light 1x Salad Box 1x Plastic Pull Out Freezer Drawer 2x Plastic Middle Drawers
New	Fitted 'Whirlpool' Stainless Steel Electric Oven Drop Down Heatproof Glass Door Two Matching Dials 2x Chrome Racks 1x Drip Pan	'Hoover' Washer/Dryer Model No. WDYN 458 A
New	Fitted Stainless Steel/Glass Cooker Hood With Single Filter and Bulbs	

New. Few Dirty Marks

