Energy performance certificate (EPC)			
12 School Meadow GUILDFORD GU2 8GY	Energy rating	Valid until:	5 May 2035
		Certificate number:	2000-7064-0422-1506-3553
Property type Top-floor flat			
Total floor area	6	1 square metres	

## Rules on letting this property

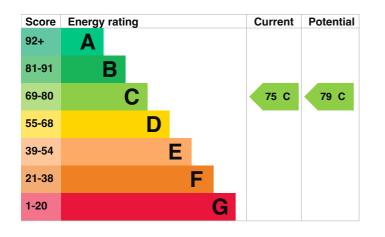
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

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

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, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 283 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend **£834 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 £106 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 3,391 kWh per year for heating
- 1,938 kWh per year for hot water

### Impact on the environment

Impact on the enviro	nment	This property produces	2.9 tonnes of CO2
This property's environmenta has the potential to be D.	l impact rating is D. It	This property's potential production	2.6 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 property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on a average occupancy and ene	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use different amounts of en	

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters	£1,200 - £1,800	£106

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

## 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	Michael Leckie
Telephone	07702 748 210
Email	leckieassessing@hotmail.com

### 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/024488
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party	
Date of assessment	6 May 2025	
Date of certificate	6 May 2025	
Type of assessment	RdSAP	