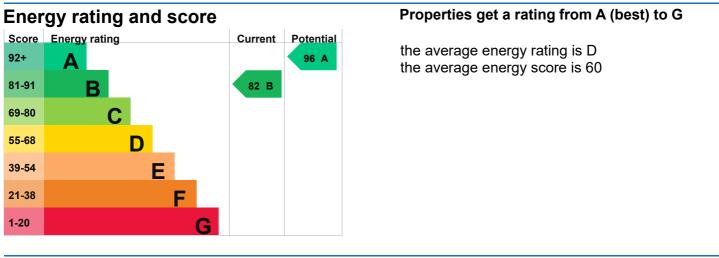
Energy performance	certificate (El	PC)		
Thompsons Meadow Guilden Morden ROYSTON SG8 0UA	Energy rating	Valid until:	12 May 2034	
	B	Certificate number:	0390-3387-0350-2294-0735	
Property type	[Detached house		
Total floor area	8	30 square metres		

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/domesticprivate-rented-property-minimum-energy-efficiency-standard-landlord-guidance).



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

<u>See how to improve this property's energy</u> <u>efficiency</u>. The graph shows this property's current

and potential energy rating.

(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:

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
Walls	Average thermal transmittance 0.26 W/m²K	Very good
Roof	Average thermal transmittance 0.12 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Air source heat pump, underfloor, electric	Average
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.2 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Air source heat pump

Primary energy use

The primary energy use for this property per year is 105 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£852 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 £136 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:

- 2,907 kWh per year for heating
- 2,039 kWh per year for hot water

		This property produces	1.4 tonnes of CO ¹
Impact on the environ	ment	This property's potential	0.2 tonnes of CO2
This property's environmental	impact rating is B. It	production	
has the potential to be A.			
Properties get a rating from A how much carbon dioxide (CO year.		You could improve this prope by making the suggested chap protect the environment.	
Carbon emissions		These ratings are based on a average occupancy and ene at the property may use diffe energy.	rgy use. People living
An average household produces	6 tonnes of CO2		

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£136
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	David Barsted
Telephone	01625 315040

£3,500 - £5,500

¹. Solar photovoltaic panels

Advice on making energy saving improvements

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

£573

david@vision-energy.co.uk

Email 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/027291
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment Assessor's declaration	No related party
Date of assessment	13 May 2024
Date of certificate	13 May 2024
Type of assessment	SAP