Energy performance certificate (EPC)			
8b North Farm Road FARNBOROUGH	Energy rating	Valid until:	29 May 2035
GU14 9AD		Certificate number:	2535-9025-3500-0510-1276
Property type	E	Ind-terrace house	
Total floor area	8	7 square metres	

## Rules on letting this property

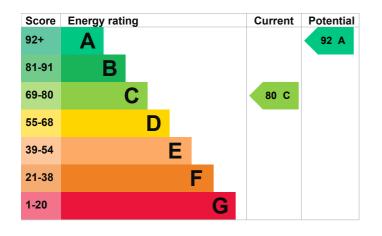
Properties can be let if they have an energy rating from A to E.

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 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.

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	Timber frame, as built, insulated (assumed)	Very good
Roof	Pitched, 350 mm loft insulation	Very good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 113 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend **£626 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 £43 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:

- 3,996 kWh per year for heating
- 1,914 kWh per year for hot water

### Impact on the environment

ment	This property produces	1.7 tonnes of CO2	
mpact rating is B. It	This property's potential production	0.6 tonnes of CO2	
		, , , , , , , , , , , , , , , , , , ,	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use. People living at	
6 tonnes of CO2	the property may use different amounts of ener	nt amounts of energy.	
	mpact rating is B. It best) to G (worst) on 2) they produce each	Impact rating is B. ItThis property's potential productionbest) to G (worst) on 2) they produce eachYou could improve this proper making the suggested chang protect the environment.These ratings are based on a average occupancy and ener the property may use different	

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£44
2. Solar photovoltaic panels	£3,500 - £5,500	£453

### 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	Nick Heighes
Telephone	07768110711
Email	info@njhs.co.uk

### 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/028922
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	30 May 2025
Date of certificate	30 May 2025
Type of assessment	RdSAP