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Performance certificate (EPC)

21, Baldwin Close Hartley Wintney HOOK RG27 8FA		Energy rating B
Valid until 22 March 2027	Certificate number 8243-7837-5400-5037-2922	

Property type

Top-floor flat

Total floor area

68 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 B. It has the potential to be B.

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

The diagram shows a 5x5 grid with the following cells and labels:

- Row 1: Green cell (0,0), Green cell (0,1) labeled **B**.
- Row 2: Light green cell (1,0) labeled **0**, Light green cell (1,1) labeled **C**.
- Row 3: Yellow cell (2,0), Yellow cell (2,1), Yellow cell (2,2).
- Row 4: Light orange cell (3,0), Light orange cell (3,1), Light orange cell (3,2) labeled **E**.
- Row 5: Orange cell (4,0) labeled **2**, Orange cell (4,1), Orange cell (4,2), Orange cell (4,3).
- Row 6: Pink cell (5,0) labeled **20**, Pink cell (5,1), Pink cell (5,2), Pink cell (5,3), Pink cell (5,4).

To the right of the grid are two green arrow-shaped boxes, each containing the number **8** and the letter **B**.

The average energy rating and score for a property in England and Wales are (6).

very good (most efficient)
good
average
poor
very poor (least efficient)

Feature	Description	Rating
Walls	Average thermal transmittance .2 W/mK	Very good
Roof	Average thermal transmittance .11 W/mK	Very good
Floor	Average thermal transmittance .1 W/mK	Very good



		Rating
	Double glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability .8 m/h.m (as tested)	Good
Secondary heating	None	/A

Primary energy use

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

► [What is primary energy use](#)

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

On average household produces

6 tonnes of CO₂

This property produces

1.1 tonnes of CO₂

This property's potential production

1.1 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by . 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.



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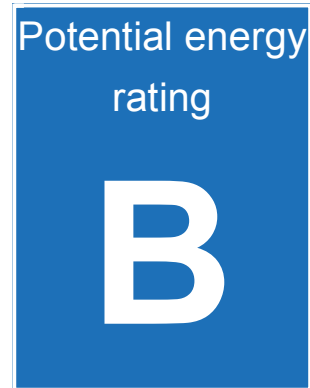
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Energy performance

Recommendations for this property.

[Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) has guidance on improving a property's energy use.
(<https://www.simpleenergyadvice.org.uk/>)



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

Potential saving

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/) (<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

Space heating

22 kWh per year

Water heating

166 kWh per year



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Installing insulation

save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](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 name

Gerard Mcguigan

Telephone

88

Email

technical@sustainability.co.uk

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor

STRO1116

Telephone

1266

Email

Assessment details

Assessor’s declaration

Date of assessment

Date of certificate

Type of assessment

Other certificates for this property

