Energy performance certificate (EPC)

Dove Cote Winter Hill Cookham MAIDENHEAD SL6 9TU	Energy rating **D**	Valid until:	**23 Apr**
		Certificate number:	**8100-7**

Property type	Semi-detached house
Total floor area	200 square metres

Rules on letting this property

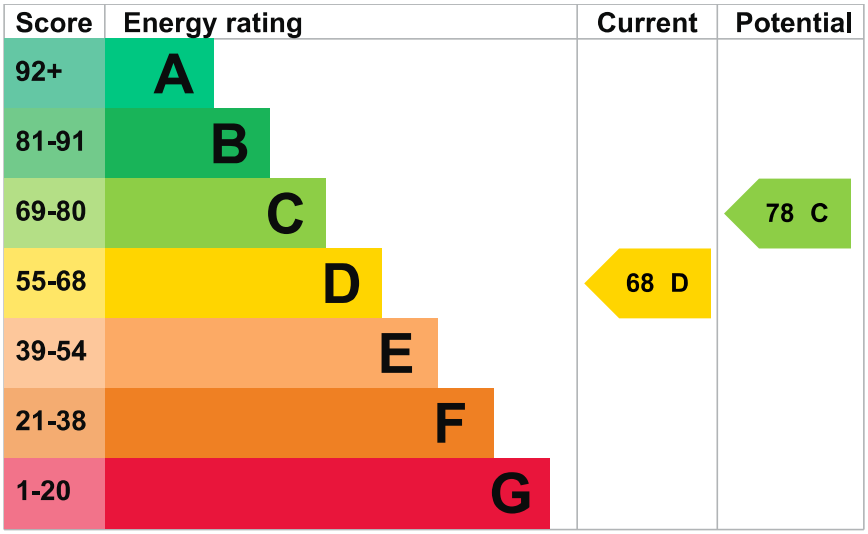
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

See how to improve this property's energy efficiency.



The graph shows this pro
potential energy rating.

Properties get a rating
and a score. The better
lower your energy bills ar

For properties in England

the average energy rating
the average energy score

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 a
on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features
inspect.

Feature	Description
Wall	Solid brick, as built, no insulation (assumed)
Wall	Solid brick, with internal insulation
Roof	Pitched, no insulation
Roof	Roof room(s), no insulation (assumed)
Roof	Roof room(s), insulated (assumed)
Window	Partial multiple glazing
Main heating	Boiler and radiators, mains gas
Main heating control	Programmer, room thermostat and TRVs
Hot water	From main system
Lighting	Excellent lighting efficiency
Floor	Solid, no insulation (assumed)
Air tightness	(not tested)
Secondary heating	Room heaters, wood logs

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sou
energy bills as well as cutting carbon emissions. The following low or zero carbon ener
this property:

- Biomass secondary heating
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 181 kilowatt hours per square metr

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)

Smart meters

This property had **smart meters for gas and electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. T
better energy deals.

Find out about using your smart meter (https://www.smartenergygb.org/using-your-smart-me

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How this affects your energy bills

An average household would need to spend **£2,596 per year on heating, hot water a**
These costs usually make up the majority of your energy bills.

You could **save £735 per year** if you complete the suggested steps for improving this p

This is **based on average costs in 2026** when this EPC was created. People living at
different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 24,234 kWh per year for heating
- 3,373 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2

This property produces
This property's potential production

You could improve this pr
making the suggested ch
protect the environment.

These ratings are based
average occupancy and
the property may use diff

Steps you could take to save energy

Step	Typical installation cost
1. Flat roof or sloping ceiling insulation	£900 - £1,200
2. Internal wall insulation	£7,500 - £11,000
3. Floor insulation (solid floor)	£5,000 - £10,000
4. PV Battery	£500 - £5,000

Advice on making energy saving improvements

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

Help paying for energy saving improvements

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

- Free energy saving improvements: Warm Homes Local Grant (www.gov.uk/apply-w
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boile
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-c

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can com
created it.

Assessor's name	Robert Tompkins
Telephone	08007734828
Email	info@cjpropertymarketing.cor

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/022387
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co

About this assessment

Assessor's declaration	No related party
Date of assessment	23 April 2026
Date of certificate	24 April 2026
Type of assessment	RdSAP