

Energy performance certificate (EPC)

FLAT 12
KING EDWARD HOUSE
27 QUEEN EDITHS WAY
CAMBRIDGE
CB1 7AX

Energy rating

C

Valid until: **7 July 2031**

Certificate number: **2439-3723-8000-0753-7202**

Property type

Top-floor flat

Total floor area

55 square metres

Rules on letting this property

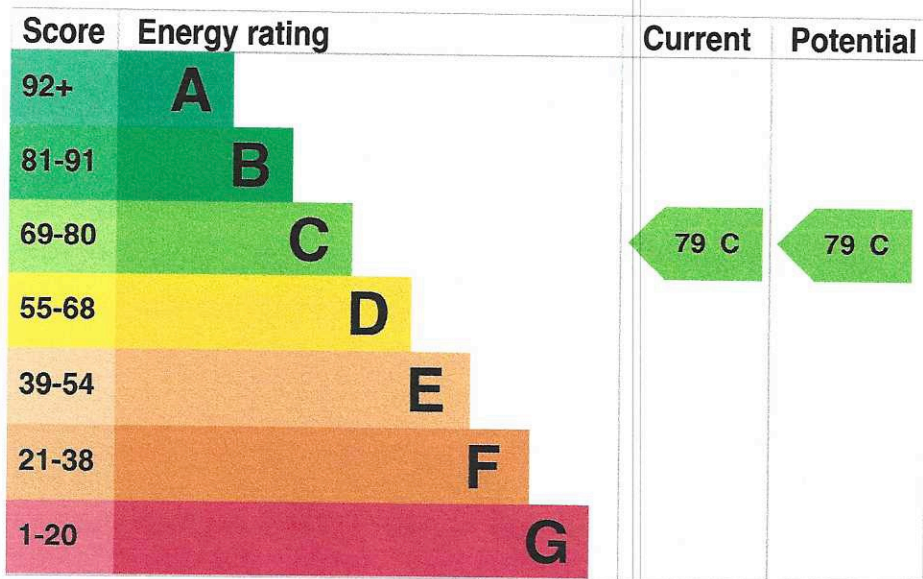
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's current 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, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 132 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£359 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 2,515 kWh per year for heating
- 1,822 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is B. It has the potential to be B.

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

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	1.3 tonnes of CO ₂
This property's potential production	1.3 tonnes of CO ₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

The assessor did not make any recommendations for this property.

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

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-upgrade-scheme) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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	Peter Thom
Telephone	01223 277278
Email	peter@greenheat.uk.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/001200
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 July 2021
Date of certificate	8 July 2021
Type of assessment	RdSAP

Richardson Tree Surgery Limited

Unit 3, Chestnut Court, The Lakes Business
Park, Willow Road,
Fenstanton
Cambridgeshire
PE28 9ET
hello@richardsontreesurgery.co.uk
http://www.richardsontreesurgery.co.uk
VAT Registration No.: 921996884



VAT Invoice

INVOICE TO

Mr J. Whittle
13 Fairway
Girton
CB3 0QF

INVOICE NO. 3038

DATE 29/06/2023

DUE DATE 29/07/2023

TERMS Net 30

ACTIVITY

Tree Surgery

Felled a Eucalyptus tree in your back garden and ground down the stump., 1
@ £980.00

VAT

AMOUNT

20.0% S

980.00

SUBTOTAL

980.00

VAT TOTAL

196.00

TOTAL

1,176.00

BALANCE DUE

£1,176.00

VAT SUMMARY

RATE

VAT

NET

VAT @ 20%

196.00

980.00

Please make cheques payable to Richardson Tree Surgery Limited.
BACS payment: Sort Code: 09-01-28 Account No.: 94149673. Please use our invoice number
as the payment reference.