# **Energy performance certificate (EPC)**

28, Gillespie Close BEDFORD MK42 9JH Energy rating

Valid until: 2 August 2027

Certificate **8043-6728-8230-1072-6906** number:

Property type End-terrace house

Total floor area 62 square metres

### Rules on letting this property

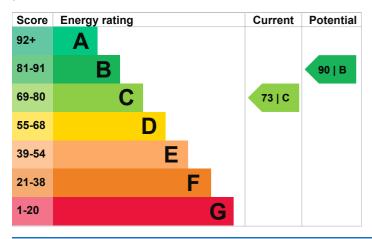
Properties can be let if they have an energy rating from A to E.

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

# **Energy efficiency rating for this property**

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

<u>See how to improve this property's energy performance.</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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

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

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

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 67% of fixed outlets	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 189 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces 2.0 tonnes of CO	
This property's current environmental impact rating is C. It has the potential to be B.		0.6 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
6 tonnes of CO2	assumptions about average energy use. They may not	e occupancy and reflect how energy is	
	ronmental impact ial to be B. A (best) to G (worst) e (CO2) they rms the	This property's potential production  A (best) to G (worst) e (CO2) they rms the  This property's potential production  You could improve this property is production  You could improve this property is potential production	

# Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£15	£13

Step	Typical installation cost	Typical yearly saving
2. Condensing boiler	£2,200 - £3,000	£40
3. Solar water heating	£4,000 - £6,000	£40
4. Solar photovoltaic panels	£5,000 - £8,000	£294

#### Paying for energy improvements

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

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£511
Potential saving if you complete every step in order	£94

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.

#### Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	4064 kWh per year	
Water heating	2212 kWh per year	

# Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

### Saving energy in this property

Find ways to save energy in your home by visiting <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

## 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 Robert Thomson Telephone 08450945192

Email <u>enquiries@vibrantenergymatters.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme ECMK

 Assessor ID
 ECMK300235

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

#### **Assessment details**

Assessor's declaration

Date of assessment

Date of certificate

No related party
2 August 2017
3 August 2017

Type of assessment RdSAP