# **Energy performance certificate (EPC)**

76 Dewlands Oakley BEDFORD MK43 7RW Energy rating

Valid until: 3 April 2032

Certificate number: 0644-3015-4204-6722-1204

Property type

Semi-detached house

Total floor area

80 square metres

## Rules on letting this property

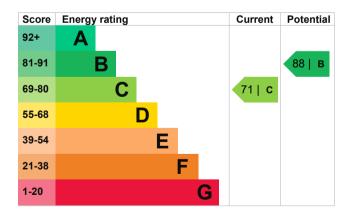
Properties can be rented if they have an energy rating from A to E.

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).

# 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 efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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, filled cavity	Good
Roof	Roof room(s), ceiling insulated	Average
Window	Fully double glazed	Average
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, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 199 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		2.8 tonnes of CO2	
This property's current environmental impact rating is C. It has the potential to be B.		1.1 tonnes of CO2	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.7 tonnes per year. This will help to protect the environment.	
produce less CO2			
	•	9	
6 tonnes of CO2		reflect how energy is	
r	ronmental impact tial to be B. ale from A to G n dioxide (CO2) they produce less CO2	This property's potential production  This property's potential production  By making the recommendate could reduce this property's 1.7 tonnes per year. This we environment.  Produce less CO2  Environmental impact rating assumptions about average energy use. They may not the production	

# How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (71) to B (88).

Recommendation	Typical installation cost	Typical yearly saving	
1. Room-in-roof insulation	£1,500 - £2,700	£61	
2. Floor insulation (solid floor)	£4,000 - £6,000	£31	
3. Low energy lighting	£15	£21	
4. Solar water heating	£4,000 - £6,000	£25	
5. Solar photovoltaic panels	£3,500 - £5,500	£360	

### Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		(https://www.simpleenergyadvice.org.uk/).	
		Heating use in th	is property
Estimated yearly energy cost for this property	£633	Heating a property usually makes up the majority of energy costs.	
Potential saving	£138	Estimated energy used to heat this property	
		Space heating	8291 kWh per year
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.		Water heating	2045 kWh per year
The estimated saving is based on making all of the recommendations in <a href="https://example.com/how-to-improve-this-property/s-energy-performance">how to improve this-property/s-energy-performance</a> .		Potential energy savings by installing insulation	
		Type of insulation	Amount of energy saved
For advice on how to reduce your energy bills visit Simple Energy Advice		Loft insulation	114 kWh per year

## 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 Stuart Ellis
Telephone 07868484050

Email <u>stuellis@yahoo.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/003036
Telephone 01455 883 250

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

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party

4 April 2022

4 April 2022

RdSAP