Energy performance certificate (EPC)				
212a Heath Road LEIGHTON BUZZARD LU7 3AU	Energy rating	Valid until:	7 April 2034	
		Certificate number:	4634-2724-7300-0156- 6206	
Property type Detached bungalow				
Total floor area	281 square metres			

# Rules on letting this property

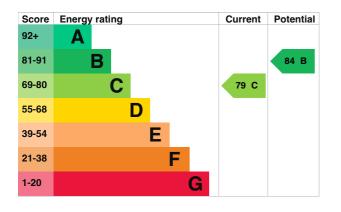
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

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

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	Timber frame, as built, insulated (assumed)	Very good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very 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 118 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £2,284 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 2024** 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:

- 20,397 kWh per year for heating
- 2,584 kWh per year for hot water

#### Impact on the environment 5.9 tonnes of CO2 This property produces This property's 4.9 tonnes of CO2 This property's environmental impact rating is potential production C. It has the potential to be C. Properties get a rating from A (best) to G You could improve this property's CO2 (worst) on how much carbon dioxide (CO2) emissions by making the suggested changes. they produce each year. This will help to protect the environment. These ratings are based on assumptions **Carbon emissions** about average occupancy and energy use. People living at the property may use different 6 tonnes of CO2 An average household amounts of energy. produces

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Solar photovoltaic panels	£3,500 - £5,500	£569

## Help 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.

## 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	George Broadbent
Telephone	08007734828
Email	info@cjpropertymarketing.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/029498
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

## About this assessment

Assessor's declaration	No related party
Date of assessment	6 April 2024
Date of certificate	8 April 2024
Type of assessment	RdSAP