Energy performance certificate (EPC) 46, Manor Road Akeley BUCKINGHAM MK18 5HQ Property type Mid-terrace house Total floor area Programmance certificate (EPC) Energy rating Valid until: 15 January 2027 Certificate number: 0942-2846-6695-9493-5845 Mid-terrace house

Rules on letting this property

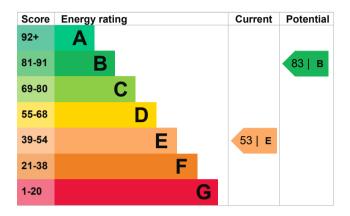
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be B.

See how to improve this property's energy performance.



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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 456 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces 7.8 tonnes of CO2

This property's potential 3.9 tonnes of CO2 production

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 3.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (53) to B (83).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£33
2. Internal or external wall insulation	£4,000 - £14,000	£105
3. Floor insulation (solid floor)	£4,000 - £6,000	£59
4. Low energy lighting	£60	£51
5. High heat retention storage heaters	£2,000 - £3,000	£282
6. Solar water heating	£4,000 - £6,000	£58
7. Solar photovoltaic panels	£5,000 - £8,000	£299

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	£1352
Potential saving if you complete every step in order	£588

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

Space heating 11542 kWh per year

Water heating 2010 kWh per year

Potential energy savings by installing insulation

Solid wall insulation 1301 kWh per year

Saving energy in this property

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

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 David Allen Telephone 01296730909

Email <u>david.exactassessors@gmail.com</u>

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO010894
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

Assessment details

Assessor's declaration No related party
Date of assessment 16 January 2017
Date of certificate 16 January 2017

Type of assessment RdSAP