Energy performance certificate (EPC)			
1a Greenhill LEIGHTON BUZZARD LU7 3AE	Energy rating	Valid until: 21 May 2033	
LUT SAE	C	Certificate number: 6600-2862-0422-6293-3573	
Property type	Detached house		
Total floor area		136 square metres	

Rules on letting this property

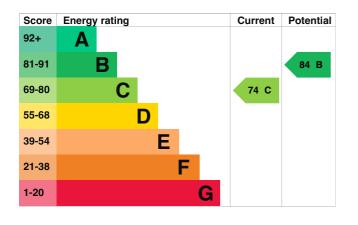
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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

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, filled cavity	Good
Wall	Solid brick, with internal insulation	Good
Roof	Pitched, insulated (assumed)	Average
Roof	Flat, insulated	Average
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 83% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 163 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property's potential production	2.4 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be B.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.			
An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not r consumed by the people liv	e occupancy and reflect how energy is
This property produces	3.9 tonnes of CO2		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£142

Step	Typical installation cost	Typical yearly saving
2. Solar water heating	£4,000 - £6,000	£123
3. Solar photovoltaic panels	£3,500 - £5,500	£675
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	£1973
Potential saving if you complete every step in order	£265

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	11604 kWh per year	
Water heating	2982 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Loft insulation	700 kWh per year	
Saving energy in this property		

Saving energy in this property

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

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	Christopher Jarmar
Telephone	07879 480215
Email	cj@chrisjarmanene

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment

เท <u>ergy.co.uk</u>

Elmhurst Energy Systems Ltd EES/020609 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 16 May 2023 22 May 2023 RdSAP