Energy performance certificate (EPC)					
49a Ailesbury Road Ampthill BEDFORD MK45 2XB	Energy rating	Valid until: 31 August 2031 Certificate number: 0593-1008-7201-4509-0200			
Property type	Mid-terrace house				
Total floor area		55 square metres			

Rules on letting this property

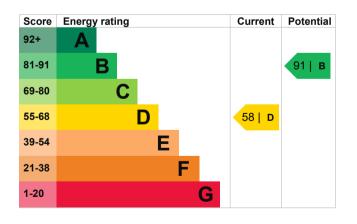
Properties can be rented if they have an energy rating from A to E.

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 D. It has the potential to be B.

<u>See how to improve this property's energy</u> 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, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very 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 360 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property's potential production	0.5 tonnes of CO2
One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.8 tonnes per year. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	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.	
This property produces	3.3 tonnes of CO2		

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 D (58) to B (91).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£43
2. Floor insulation (solid floor)	£4,000 - £6,000	£43
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£18
4. Gas condensing boiler	£3,000 - £7,000	£436
5. Solar water heating	£4,000 - £6,000	£32
6. Solar photovoltaic panels	£3,500 - £5,500	£368

Paying for energy improvements

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

Heating a property usually makes up the Estimated energy use and majority of energy costs. potential savings Estimated energy used to heat this property £960 Estimated yearly energy cost for this property Space heating 4280 kWh per year Potential saving £572 Water heating 1880 kWh per year The estimated cost shows how much the average household would spend in this property Potential energy savings by installing for heating, lighting and hot water. It is not based on how energy is used by the people living at the insulation property. Type of insulation Amount of energy saved The estimated saving is based on making all of Loft insulation 272 kWh per year the recommendations in how to improve this property's energy performance. You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domesticrenewable-heat-incentive). This will help to reduce For advice on how to reduce your energy bills carbon emissions by replacing your existing visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/). heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis Heating use in this property of the payments.

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 Telephone Email Dean Cook 01933717129 <u>deancook@kookadevelopments.com</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO035357 0330 124 9660 certification@stroma.com

No related party 1 September 2021 1 September 2021 RdSAP