

Energy performance certificate (EPC)

| | | |
|---|-------------------------------|--|
| Folkes Road Wootton BEDFORD MK43 9BY | Energy rating <div>B</div> | Valid until: 16 October 2028 |
| | | Certificate number: 9568-1929-7370-6608-8990 |

Property type

Top-floor flat

Total floor area

62 square metres

Rules on letting this property

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

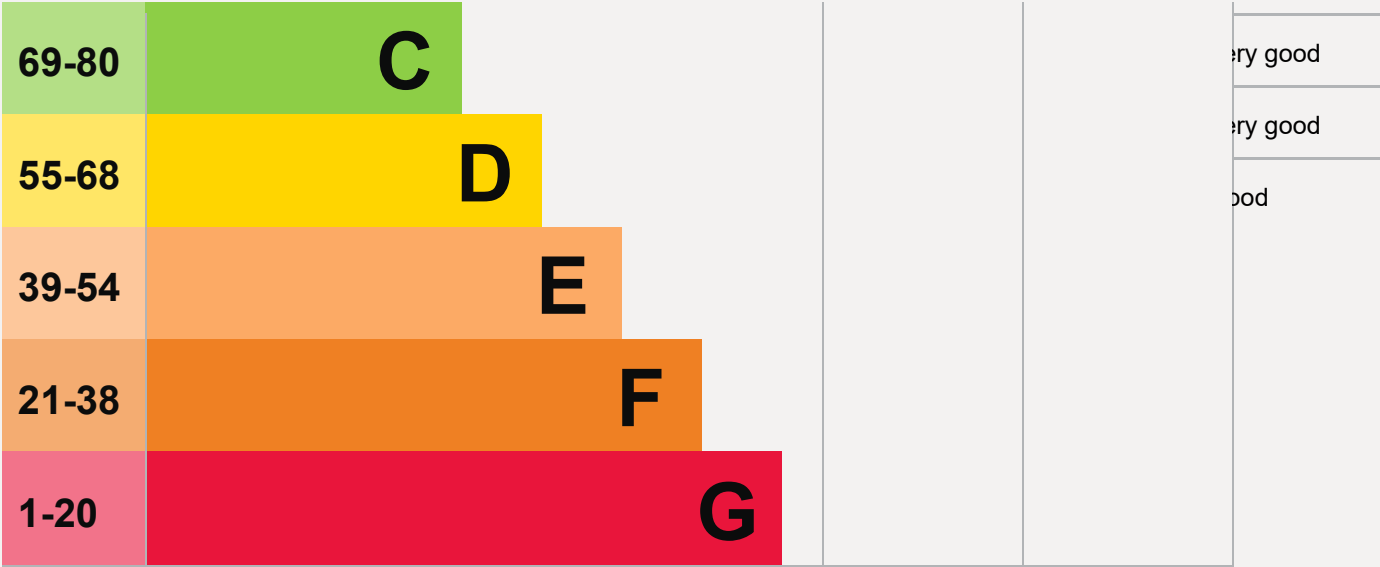
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential | |
|-------|---------------|---------|-----------|-----------------|
| 92+ | A | 84 B | 84 B | |
| 81-91 | B | | | ting ry good |



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

| Feature | Description |
|--------------|--|
| Walls | Average thermal transmittance 0.24 W/m²K |
| Roof | Average thermal transmittance 0.09 W/m²K |
| Windows | High performance glazing |
| Main heating | Boiler and radiators, mains gas |

| Feature | Description | Rating |
|----------------------|---|-----------|
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Air tightness | Air permeability 4.0 m ³ /h.m ² (as tested) | Good |
| Floor | (other premises below) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 90 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£293 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 2018** 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:

- 1,733 kWh per year for heating
- 1,611 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

| | |
|---|-------------------|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 1.0 tonnes of CO2 |
| This property's potential production | 1.0 tonnes of CO2 |

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

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 | Jonathan Ponting |
| Telephone | 0845 8386 387 |
| Email | jonp@energistuk.co.uk |

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

| | |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor's ID | STRO000148 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

Assessor's declaration

No related party

Date of assessment

16 October 2018

Date of certificate

17 October 2018

Type of assessment▶ [SAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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