

Energy performance certificate (EPC)			
Union Court Canal Street Campbell Park MILTON KEYNES MK9 4BQ	Energy rating C	Valid until:	13 April 2031
		Certificate number:	0039-9934-9000-0344-1296
Property type		Mid-floor flat	
Total floor area		75 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance>).

Energy rating and score

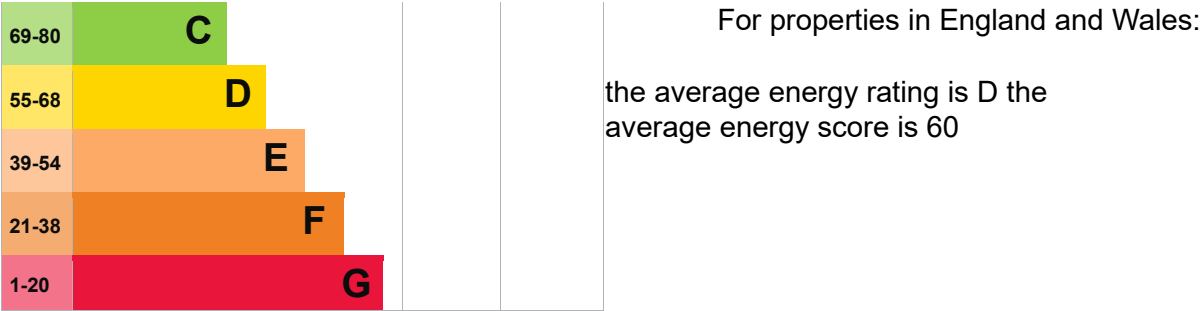
This property's energy rating is C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A	76 C	76 C
81-91	B		

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.



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
Walls	Average thermal transmittance 0.18 W/m²K	Very good
Roof	Average thermal transmittance 0.17 W/m²K	Good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and room thermostat	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.5 m³/h.m² (as tested)	Good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 123 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£653 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 2021** 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:

- 1,245 kWh per year for heating
 - 1,676 kWh per year for hot water
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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.

This property's potential production	1.5 tonnes of CO ₂
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You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	1.5 tonnes of CO ₂

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 \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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 \(www.gov.uk/apply-boiler-upgradescheme\)](https://www.gov.uk/apply-boiler-upgradescheme)

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	Eleanor Ballinger
Telephone	020 3603 1600
Email	info@hodkinsonconsultancy.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
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Assessor's ID	EES/022580
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	14 April 2021
Date of certificate	14 April 2021
Type of assessment	SAP